

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

139 Wickham Road, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$890,000

### Median sale price

Median price \$1,107,500 Property Type House Suburb Moorabbin

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	48 Jasper Rd BENTLEIGH 3204	\$888,500	21/09/2019
2	36 Hillston Rd MOORABBIN 3189	\$875,000	19/06/2019
3	275 Chesterville Rd MOORABBIN 3189	\$859,000	06/06/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/11/2019 17:11

Pandelis Plousi

9584 6500

0409 553 929

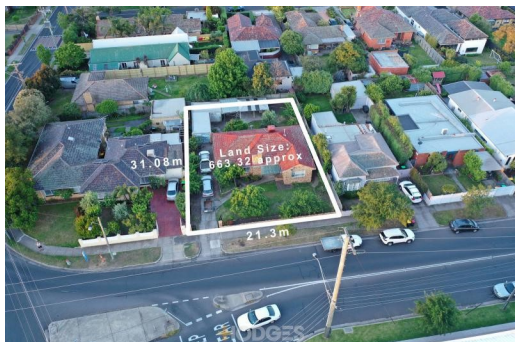
pplousi@hodges.com.au

**Indicative Selling Price**

\$840,000 - \$890,000

**Median House Price**

September quarter 2019: \$1,107,500



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**48 Jasper Rd BENTLEIGH 3204 (REI/VG)**

Agent Comments



**Price:** \$888,500

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 407 sqm approx



**36 Hillston Rd MOORABBIN 3189 (REI/VG)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 19/06/2019

**Property Type:** House

**Land Size:** 667 sqm approx



**275 Chesterville Rd MOORABBIN 3189 (REI/VG)**

Agent Comments



**Price:** \$859,000

**Method:** Private Sale

**Date:** 06/06/2019

**Property Type:** House

**Land Size:** 650 sqm approx