

# 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 9/235 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 \$600,000 & \$650,000

### Median sale price

Median price \$951,000 Property Type Unit Suburb Moorabbin

Period - From 01/10/2019 to 31/12/2019 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	2/4 Tennyson St HIGHETT 3190	\$645,000	30/10/2019
2	5/26 Barilla Rd MOORABBIN 3189	\$635,000	21/03/2020
3	4/3 Faulkner St BENTLEIGH 3204	\$630,000	22/02/2020

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: 31/03/2020 08:48



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
December quarter 2019: \$951,000

## Comparable Properties



**2/4 Tennyson St HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 30/10/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 83 sqm approx



**5/26 Barilla Rd MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** Villa



**4/3 Faulkner St BENTLEIGH 3204 (REI)**

Agent Comments



**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** Apartment