

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

4 Barbara Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

 &

\$990,000

Median sale price

Median price

\$1,150,000

 Property Type

House

 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	18 Royena Rd MOORABBIN 3189	\$1,070,000	29/02/2020
2	2 Baker St MOORABBIN 3189	\$1,017,500	21/03/2020
3	512 South Rd MOORABBIN 3189	\$955,000	21/03/2020

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:

06/04/2020 17:37



 3  2  2

Property Type: House (Res)

Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2019: \$1,150,000

Comparable Properties



18 Royena Rd MOORABBIN 3189 (REI)

Agent Comments

 3  2  1

Price: \$1,070,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 587 sqm approx



2 Baker St MOORABBIN 3189 (REI)

Agent Comments

 5  2  2

Price: \$1,017,500

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)



512 South Rd MOORABBIN 3189 (REI)

Agent Comments

 3  1  1

Price: \$955,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 604 sqm approx