

## 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 3/1 Ranleigh Court, Moorabbin Vic 3189

#### Indicative selling price

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

Single price \$380,000

#### Median sale price

Median price \$750,000 House Unit X Suburb Moorabbin

Period - From 01/01/2019 to 31/03/2019 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	101/1161 Nepean Hwy HIGHETT 3190	\$437,000	07/01/2019
2	11/29 Graham Rd HIGHETT 3190	\$435,000	03/04/2019
3	14/29 Graham Rd HIGHETT 3190	\$415,000	08/12/2018

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.



2   -  

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$380,000  
**Median Unit Price**  
March quarter 2019: \$750,000

## Comparable Properties



**101/1161 Nepean Hwy HIGHETT 3190 (REI/VG)**   **Agent Comments**

2   2   1

**Price:** \$437,000  
**Method:** Private Sale  
**Date:** 07/01/2019  
**Rooms:** -  
**Property Type:** Apartment



**11/29 Graham Rd HIGHETT 3190 (VG)**   **Agent Comments**

2   -   -

**Price:** \$435,000  
**Method:** Sale  
**Date:** 03/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**14/29 Graham Rd HIGHETT 3190 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$415,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** Unit