

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

2A TAVERNER STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1022 NEPEAN HIGHWAY MOORABBIN VIC 3189	\$990,000	23-May-23
4A ROMNEY CLOSE MOORABBIN VIC 3189	\$1,115,000	01-Mar-24
1/4 HENRY STREET HIGHETT VIC 3190	\$1,340,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 10 May 2024



**1022 NEPEAN HIGHWAY
MOORABBIN VIC 3189**

3 2 2

Sold Price **\$990,000** Sold Date **23-May-23**

Distance **0.27km**



**4A ROMNEY CLOSE MOORABBIN
VIC 3189**

3 2 2

Sold Price ^{RS} **\$1,115,000** Sold Date **01-Mar-24**

Distance **0.72km**



**1/4 HENRY STREET HIGHETT VIC
3190**

3 2 2

Sold Price **\$1,340,000** Sold Date **02-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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