

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

1/18 Margaret Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$800,000 & \$860,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Moorabbin

Period - From 01/07/2022 to 30/06/2023 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	3/13 Kelly Av HAMPTON EAST 3188	\$859,000	03/04/2023
2	3/19 Baker St MOORABBIN 3189	\$850,000	03/06/2023
3	2/13 Horsmunden Rd MOORABBIN 3189	\$808,000	08/06/2023

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: 03/10/2023 12:41



2 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

Year ending June 2023: \$850,000

Comparable Properties



3/13 Kelly Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$859,000

Method: Sold Before Auction

Date: 03/04/2023

Property Type: Unit

Land Size: 241 sqm approx



3/19 Baker St MOORABBIN 3189 (REI/VG)

Agent Comments

2 2 1

Price: \$850,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



2/13 Horsmunden Rd MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 2

Price: \$808,000

Method: Private Sale

Date: 08/06/2023

Property Type: Unit

Land Size: 268 sqm approx

Account - Ray White Moorabbin | P: 03 9555 1911