

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

1/9 Schofield 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 \$1,249,500 Property Type House Suburb Moorabbin

Period - From 01/04/2023 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	1/34 Clay St MOORABBIN 3189	\$975,000	29/07/2023
2	24b Hamer St MOORABBIN 3189	\$960,000	21/08/2023
3	531 South Rd BENTLEIGH 3204	\$920,000	11/08/2023

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 14:56



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2023: \$1,249,500

Comparable Properties



1/34 Clay St MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$975,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit



24b Hamer St MOORABBIN 3189 (REI)

Agent Comments

3 1 3

Price: \$960,000

Method: Private Sale

Date: 21/08/2023

Property Type: Townhouse (Single)

Land Size: 409 sqm approx



531 South Rd BENTLEIGH 3204 (REI)

Agent Comments

3 1 2

Price: \$920,000

Method: Private Sale

Date: 11/08/2023

Property Type: House

Land Size: 320 sqm approx

Account - Ray White Moorabbin | P: 03 9555 1911