

# 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

1030a Nepean Highway, Moorabbin Vic 3189

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,432,000 Property Type Townhouse Suburb Moorabbin

Period - From 29/05/2023 to 28/05/2024 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	109B Spring Rd HAMPTON EAST 3188	\$1,810,000	18/05/2024
2	2c Grandview Gr MOORABBIN 3189	\$1,805,000	02/05/2024
3	9 Oaklands Ct HIGHETT 3190	\$1,712,000	23/03/2024

**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:

29/05/2024 11:29



**Property Type:**

Agent Comments

## Comparable Properties



**109B Spring Rd HAMPTON EAST 3188 (REI)**

Agent Comments



**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx



**2c Grandview Gr MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,805,000

**Method:** Sold Before Auction

**Date:** 02/05/2024

**Property Type:** Townhouse (Res)



**9 Oaklands Ct HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,712,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)