

# 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

10a Margaret Street, 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

\$1,500,000

### Median sale price

Median price

\$1,280,000

Property Type

Townhouse

Suburb

Moorabbin

Period - From

27/09/2022

to

26/09/2023

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	1a Celia St BENTLEIGH EAST 3165	\$1,572,000	21/09/2023
2	1/1 Dumaresq St BRIGHTON EAST 3187	\$1,560,000	16/09/2023
3	19a Patterson Rd BENTLEIGH 3204	\$1,545,000	26/05/2023

**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:

27/09/2023 09:13