Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address Including suburb and postcode | |
|---|--|
| | |

Indicative selling price

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

| Range between \$790,000 | & | \$860,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$805,000 | Pro | perty Type | Jnit | | Suburb | Moorabbin |
|---------------|------------|-----|------------|------|--------|--------|-----------|
| Period - From | 01/01/2023 | to | 31/12/2023 | | 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

| | aress of comparable property | 1 1100 | Date of Sale |
|---|---------------------------------|-----------|--------------|
| 1 | 2/22 Exley Rd HAMPTON EAST 3188 | \$864,000 | 23/09/2023 |
| 2 | 3/20 Panorama Av HIGHETT 3190 | \$840,000 | 25/11/2023 |
| 3 | 1/9 Schofield St MOORABBIN 3189 | \$835,000 | 13/11/2023 |

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: | 24/01/2024 09:16 |
|--|------------------|



Date of sale











Rooms: 3

Property Type: House (Res) Land Size: 308 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$860,000 **Median Unit Price**

Year ending December 2023: \$805,000

Comparable Properties



2/22 Exley Rd HAMPTON EAST 3188 (VG)





Price: \$864,000 Method: Sale Date: 23/09/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



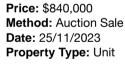








Agent Comments





1/9 Schofield St MOORABBIN 3189 (REI/VG)





Price: \$835.000 Method: Private Sale Date: 13/11/2023 Property Type: House Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



