

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

16 Margaret Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$1,308,000 Property Type House 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	53 Clay St MOORABBIN 3189	\$1,400,000	16/12/2023
2	7 Fletcher St MOORABBIN 3189	\$1,350,000	04/05/2024
3	5 Ashlar Rd MOORABBIN 3189	\$1,300,000	16/05/2024

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 10:21

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Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

29/05/2023 - 28/05/2024: \$1,308,000



 3  1  3

Property Type: House

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



53 Clay St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,400,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 753 sqm approx



7 Fletcher St MOORABBIN 3189 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)



5 Ashlar Rd MOORABBIN 3189 (REI)

Agent Comments

 3  1  1

741sqm

Price: \$1,300,000

Method: Sold Before Auction

Date: 16/05/2024

Property Type: House

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840