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

20a Franklin Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,297,544	Pro	operty Type	Hou	ISE		Suburb	Moorabbin
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	12b Barilla Rd MOORABBIN 3189	\$1,588,000	17/02/2024
2	32 Matilda Rd MOORABBIN 3189	\$1,515,000	01/04/2024
3	52a Royena Rd MOORABBIN 3189	\$1,473,000	23/02/2024

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:

18/04/2024 12:06



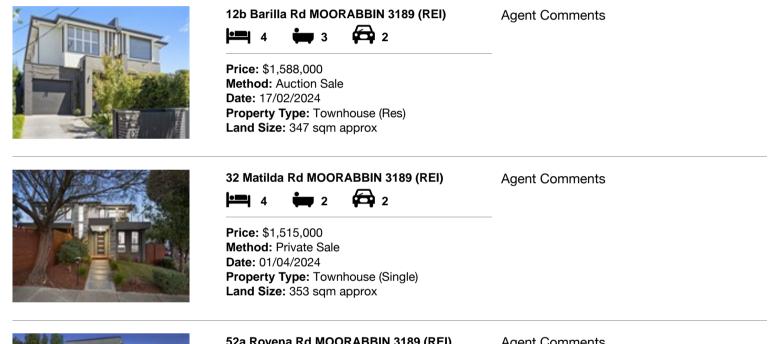
buxton



Property Type: Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** Year ending March 2024: \$1,297,544

Comparable Properties





52a Royena Rd MOORABBIN 3189 (REI)



Price: \$1,473.000 Method: Sold Before Auction Date: 23/02/2024 Property Type: Townhouse (Res) Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234



propertydata

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