

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,297,544 Property Type House Suburb Moorabbin

Period - From 01/04/2023 to 31/03/2024 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	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



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



12b Barilla Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,588,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Townhouse (Res)
Land Size: 347 sqm approx



32 Matilda Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,515,000
Method: Private Sale
Date: 01/04/2024
Property Type: Townhouse (Single)
Land Size: 353 sqm approx



52a Royena Rd MOORABBIN 3189 (REI)

Agent Comments



Price: \$1,473,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: Townhouse (Res)