

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

88 Rowans Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,235,000 Property Type House Suburb Moorabbin

Period - From 22/11/2022 to 21/11/2023 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	174 Wickham Rd HIGHETT 3190	\$1,130,000	12/08/2023
2	7 Marrbridge Rd MOORABBIN 3189	\$1,125,000	24/08/2023
3	3 Sandra Gr BENTLEIGH 3204	\$1,120,000	15/09/2023

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:

22/11/2023 16:34

88 Rowans Road, Moorabbin Vic 3189



 3  2  2

Rooms: 5
Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
22/11/2022 - 21/11/2023: \$1,235,000

Comparable Properties



174 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

 5  1  2

Price: \$1,130,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 644 sqm approx



7 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

 4  2  2

Price: \$1,125,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 532 sqm approx



3 Sandra Gr BENTLEIGH 3204 (REI)

Agent Comments

 3  1  2

Price: \$1,120,000
Method: Private Sale
Date: 15/09/2023
Property Type: House
Land Size: 595 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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