

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

2/97 Rowans Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$965,500 Property Type Unit Suburb Moorabbin

Period - From 01/07/2023 to 30/09/2023 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	2/13 Rae St BENTLEIGH EAST 3165	\$650,000	29/07/2023
2	2/71 Chesterville Rd HIGHETT 3190	\$635,000	25/09/2023
3			

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: 23/11/2023 17:15



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
September quarter 2023: \$965,500

Comparable Properties



2/13 Rae St BENTLEIGH EAST 3165 (REI/VG) **Agent Comments**

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit



2/71 Chesterville Rd HIGHETT 3190 (REI) **Agent Comments**

2 1 1

Price: \$635,000
Method: Private Sale
Date: 25/09/2023
Property Type: Unit

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.

Account - Ray White Moorabbin | P: 03 9555 1911