

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	6 Cooma St MOORABBIN 3189	\$1,035,000	08/04/2017
2	10 Avon St MOORABBIN 3189	\$980,000	02/03/2017
3	23 Ashlar Rd MOORABBIN 3189	\$975,000	25/03/2017

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.



3 1 3

Rooms: 5
Property Type: House
Land Size: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median House Price
 June quarter 2017: \$1,090,500

On 585 sqm approx. on a west-facing corner block, this vintage 3 bedroom family gem has been given the modern treatment to make it comfortable to live in or let out. With scope to renovate, rebuild or redevelop (STCA), this tidy classic features a sun filled L-shaped living & dining room, modern stone kitchen (900mm stove & F+P dish drawers), 3 double bedrooms (BIRs), retro bathroom & a carport. Metres to Holmesglen College, South Road shops and the 811 bus, an easy walk to St Catherine's Primary School, Moorabbin station, shops and cafes.

Comparable Properties



6 Cooma St MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$1,035,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: House
Land Size: 602 sqm approx



10 Avon St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$980,000
Method: Sold Before Auction
Date: 02/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 623 sqm approx



23 Ashlar Rd MOORABBIN 3189 (REI)

Agent Comments

2 1 4

Price: \$975,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 514 sqm approx