

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

6/50 Barilla Road, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$735,000

House

Unit

X

Suburb

Moorabbin

Period - From

01/07/2016

to

30/06/2017

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	3/1185 Nepean Hwy HIGHETT 3190	\$864,000	02/09/2017
2	11/1-3 Anderson St BENTLEIGH 3204	\$770,000	01/08/2017
3	8/50 Barilla Rd MOORABBIN 3189	\$735,000	24/06/2017

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  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
Year ending June 2017: \$735,000

Comparable Properties



3/1185 Nepean Hwy HIGHETT 3190 (REI)

 3  1  2

Price: \$864,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

3 bedroom very busy position



11/1-3 Anderson St BENTLEIGH 3204 (REI)

 2  1  1

Price: \$770,000
Method: Sold Before Auction
Date: 01/08/2017
Rooms: -
Property Type: Unit

Agent Comments

2 bedroom not as good however slightly better locale



8/50 Barilla Rd MOORABBIN 3189 (REI/VG)

 2  1  1

Price: \$735,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: Unit
Land Size: 210 sqm approx

Agent Comments

2 bedroom in same block earlier this year