

STATEMENT OF INFORMATION

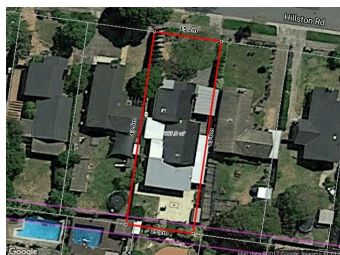
24 HILLSTON ROAD, MOORABBIN, VIC 3189

PREPARED BY MAITLAND GROUP, 116-118 CHARMAN RD MENTONE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 HILLSTON ROAD, MOORABBIN, VIC

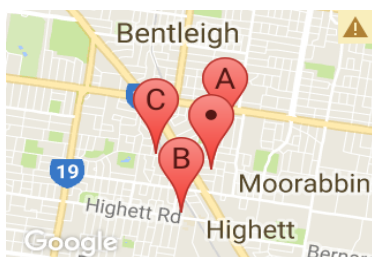
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Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,450,000**

MEDIAN SALE PRICE



MOORABBIN, VIC, 3189

Suburb Median Sale Price (House)

\$1,025,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 CLAY ST, MOORABBIN, VIC 3189

3 1 1

Sale Price

Price Withheld

Sale Date: 05/08/2017

Distance from Property: 545m



4 MAJOR ST, HIGHETT, VIC 3190

4 2 2

Sale Price

Price Withheld

Sale Date: 28/06/2017

Distance from Property: 735m



3 SYBIL ST, HAMPTON EAST, VIC 3188

3 1 1

Sale Price

***\$1,335,000**

Sale Date: 26/08/2017

Distance from Property: 764m



This report has been compiled on 12/10/2017 by Maitland Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 HILLSTON ROAD, MOORABBIN, VIC 3189

Indicative selling price

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

Price Range: \$1,350,000 to \$1,450,000

Median sale price

Median price \$1,025,000

House

Unit

Suburb MOORABBIN

Period 01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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
22 CLAY ST, MOORABBIN, VIC 3189	Price Withheld	05/08/2017
4 MAJOR ST, HIGHETT, VIC 3190	Price Withheld	28/06/2017
3 SYBIL ST, HAMPTON EAST, VIC 3188	*\$1,335,000	26/08/2017