

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

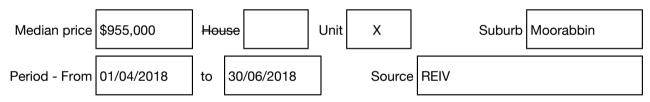
3/23 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Single price \$499,000

Median sale price



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	201/1161 Nepean Hwy HIGHETT 3190	\$470,000	12/07/2018
2	6/12 Brentwood St BENTLEIGH 3204	\$461,589	24/01/2018
3	8/1-3 Ranleigh Ct MOORABBIN 3189	\$407,000	14/04/2018

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.

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$499,000 Median Unit Price June guarter 2018: \$955,000

Comparable Properties



1 2 **1 1**

6/12 Brentwood St BENTLEIGH 3204 (REI)

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201/1161 Nepean Hwy HIGHETT 3190 (REI)

Price: \$470,000 Method: Private Sale Date: 12/07/2018 Rooms: -Property Type: Apartment

Agent Comments

Agent Comments



Price: \$461,589 Method: Private Sale Date: 24/01/2018 Rooms: -Property Type: Apartment

2



8/1-3 Ranleigh Ct MOORABBIN 3189 (REI)



Agent Comments

Price: \$407,000 Method: Auction Sale Date: 14/04/2018 Rooms: -Property Type: Unit

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