

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
28 Franklin Street, Moorabbin Vic 3189**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,050,000

Median sale price

Median price \$1,090,500

House

X

Unit

Suburb Moorabbin

Period - From 01/04/2017

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		
2		
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.

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Indicative Selling Price

\$1,050,000

Median House Price

June quarter 2017: \$1,090,500

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 652 sqm approx

Agent Comments

On 656 sqm approx, this untouched brick veneer home. With the potential to be a cosy family home, this property has an extensive sun filled East facing rear garden which provides a wealth of opportunity to renovate, rebuild or redevelop (STCA) in this desirable family street. Fantastic location, a choice of buses in every direction, an easy walk to Holmesglen institute, St Catherine's Primary School, Bricker Reserve and within close proximity to Moorabbin reserve, Southmoor Primary School, and only a 10 minute drive to Southland, Church Street and the beach.

Comparable Properties

**110 Chapel Rd MOORABBIN 3189 (REI)**

Agent Comments

**Price:** \$1,072,000**Method:** Auction Sale**Date:** 26/08/2017**Rooms:** -**Property Type:** House (Res)**22 Marrbridge Rd MOORABBIN 3189 (REI)**

Agent Comments

**Price:** \$1,060,000**Method:** Private Sale**Date:** 22/07/2017**Rooms:** -**Property Type:** House**Land Size:** 585 sqm approx

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.