

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

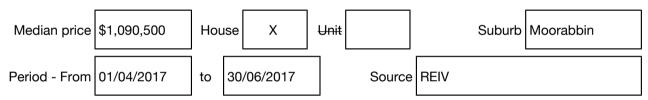
28 Franklin Street, Moorabbin Vic 3189

Indicative selling price

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

Single price \$1,050,000

Median sale price



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 sixmonths 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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

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.



15.84m 652 sgm approx FRAMKLIN STREET



Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 652 sqm approx Agent Comments Gavin van Rooyen 9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

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

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



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