

## 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 4/20 Avon Street, Moorabbin Vic 3189

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

#### 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                              |       |              |
| 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.



3   2   1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 254 sqm approx

Agent Comments

Modern low maintenance rear 3 bedroom 2 bathroom single level town residence in a tropical alfresco courtyard garden, featuring a generous main bedroom (WIR & ensuite), vast north facing living & dining, stylish stone kitchen (Omega appliances), polished boards, ducted heating and A/C cooling, alarm & an auto garage. One of four, metres to Chapel Rd buses & Holmesglen College, an easy walk to train, shops, cafes & schools.

## Comparable Properties



**3/13 Perry St MOORABBIN 3189 (REI)**

Agent Comments

3   2   2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**3/13 Albert St HIGHETT 3190 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 208 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.