

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

1 Hillston Road, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,195,500

House

X

Unit

Suburb

Moorabbin

Period - From

01/04/2017

to

31/03/2018

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	22 Barbara St MOORABBIN 3189	\$1,100,000	20/02/2018
2	150 Rowans Rd MOORABBIN 3189	\$1,080,000	24/02/2018
3	3 Hibberd St HIGHETT 3190	\$1,072,500	19/05/2018

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.



3 2 2

Rooms:**Property Type:** House**Land Size:** 707 sqm approx

Agent Comments

Set yourself up for certain success in Moorabbin's best address with this charming three bedroom brick home on a generous 707sqm approx. Move straight in and enjoy the warm welcome of its versatile character spaces including two separate living zones, an immaculately presented modern kitchen and two family sized bathrooms, one virtually brand new! In time, renovate or start again with a new family home or development project (STCA) that maximises a prized northern rear aspect and easy access to schools, parks and both Highett and Southland shops.

Comparable Properties

**22 Barbara St MOORABBIN 3189 (REI/VG)**

Agent Comments

3 1 4

Price: \$1,100,000**Method:** Private Sale**Date:** 20/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 723 sqm approx**150 Rowans Rd MOORABBIN 3189 (REI)**

Agent Comments

3 1 1

Price: \$1,080,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** 4**Property Type:** House (Res)**3 Hibberd St HIGHETT 3190 (REI)**

Agent Comments

3 1 3

Price: \$1,072,500**Method:** Private Sale**Date:** 19/05/2018**Rooms:** -**Property Type:** House**Land Size:** 585 sqm approx