

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



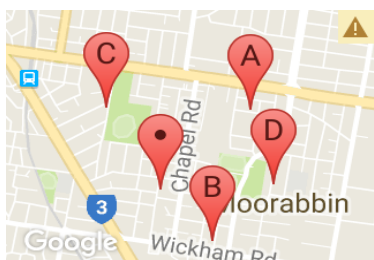
42 GRANDVIEW GROVE, MOORABBIN, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,390,000**

MEDIAN SALE PRICE



MOORABBIN, VIC, 3189

Suburb Median Sale Price (House)

\$1,030,000

01 October 2016 to 30 September 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



7 BUCHAN ST, MOORABBIN, VIC 3189

 4  2  2

Sale Price

\$1,250,000

Sale Date: 22/10/2016

Distance from Property: 819m



3 WIMMERA ST, MOORABBIN, VIC 3189

 4  2  2

Sale Price

\$1,270,000

Sale Date: 25/03/2017

Distance from Property: 504m



42 GWENDA AVE, MOORABBIN, VIC 3189

 4  3  1

Sale Price

\$1,326,000

Sale Date: 22/10/2016

Distance from Property: 683m



This report has been compiled on 16/10/2017 by Charlton King Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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52 BULLI ST, MOORABBIN, VIC 3189

 3  2  2

Sale Price

\$1,417,250

Sale Date: 04/02/2017

Distance from Property: 743m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 GRANDVIEW GROVE, MOORABBIN, VIC 3189

Indicative selling price

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

Price Range: \$1,350,000 to \$1,390,000

Median sale price

Median price \$1,030,000

House

Unit

Suburb MOORABBIN

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
7 BUCHAN ST, MOORABBIN, VIC 3189	\$1,250,000	22/10/2016
3 WIMMERA ST, MOORABBIN, VIC 3189	\$1,270,000	25/03/2017
42 GWENDA AVE, MOORABBIN, VIC 3189	\$1,326,000	22/10/2016
52 BULLI ST, MOORABBIN, VIC 3189	\$1,417,250	04/02/2017