

#### Property offered for sale

Address: 20b Grandview Grove Moorabbin

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

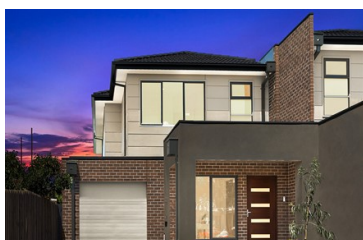
Range between: \$1,250,000 & \$1,300,000

#### Median sale price

Median price: \$1,210,000 House Suburb: Moorabbin  
Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

#### 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.



#### 1/16 franklin St MOORABBIN

4 3 2

All-new and all the best quality and design, this is all you could ever want from prestige low-maintenance living! Just completed

**Sold by Private Sale \$1,250,000**

**Date Sold 03/01/2018**

**Land 326 SqM**



#### 2/51 Bulli St MOORABBIN

3 2 2

There is no denying the appeal of this family neighbourhood - and this fabulous family-sized townhouse of grand proportions

**Sold by Auction \$1,254,500**

**Date Sold 18/11/2017**



#### 248 Patterson Rd BENTLEIGH

4 3 2

Pace out the distance to Tucker Road's shops and sought after school, find the bus route to Cosmopolitan Centre Road at your

**Sold by Private Sale \$1,305,000**

**Date Sold 28/10/2017**