

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 512 South Road Moorabbin

Indicative selling price

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

Range between: \$1,100,000 & \$1,200,000

Median sale price

Median price: \$1,171,000 House Suburb: Moorabbin
Period - From: 01/01/2018 to 31/03/2018 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.



18 Narooma St MOORABBIN

4  2  3 

A burst of sunshine and modern enjoyment, this immaculate 4 bedroom 2 bathroom family home has space for all. Soaked in

Sold by Auction \$1,240,000
Date Sold 28/04/2018
Land 538 SqM



5 Beilby St MOORABBIN

4  2  1 

Offering an exciting step up to 4 bedroom, 2 bathroom family living on a full-sized block, this polished dual zone home has the

Sold by Private Sale \$1,100,000
Date Sold 14/03/2018
Land 584 SqM



16 Hillston Rd MOORABBIN

3  1  1 

Please note all enquiries must have a contact phone number This is a classic beauty with a first-class address! One of the highly-

Sold by Private Sale \$1,160,000
Date Sold 19/12/2017
Land 667 SqM