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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

					·				Agents Act 1000	
Property offered for sale										
Address Including suburb and postcode		37 Barbara Street, Moorabbin Vic 3189								
Indicative selli	ng pric	e								
For the meaning	of this p	rice see	consume	er.vic.gov.	au/und	erquoting				
Range betweer	\$820,0	000		&	\$9	000,000				
Median sale pr	rice									
Median price	\$1,186,	750	House	Х	Unit			Suburb	Moorabbin	
Period - From	01/10/2	017	to 30/0	09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	249 Chesterville Rd MOORABBIN 3189	\$860,000	03/08/2018
2	788 Centre Rd BENTLEIGH EAST 3165	\$860,000	02/06/2018
3	120 East Boundary Rd BENTLEIGH EAST 3165	\$859,000	16/06/2018

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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> **Indicative Selling Price** \$820,000 - \$900,000

Median House Price

Year ending September 2018: \$1,186,750

Rooms:

Property Type: House (Res) Land Size: 602 sqm approx

Agent Comments

An outstanding corner block of 602sqm approx. with 2 street frontages, approved plans and permits for 3 townhouses, this comfortable 3 bed brick home is in the GRZ3 zone giving superb redevelopment possibilities with generous north facing garden. Near Southmoor PS, Bricker Reserve & bus.



Comparable Properties



249 Chesterville Rd MOORABBIN 3189

(REI/VG) **---** 3



Price: \$860,000 Method: Private Sale Date: 03/08/2018

Rooms: 4

Property Type: House Land Size: 662 sqm approx **Agent Comments**



788 Centre Rd BENTLEIGH EAST 3165

(REI/VG)

-3





Price: \$860,000

Method: Auction Sale Date: 02/06/2018 Rooms: 5

Property Type: House Land Size: 587 sqm approx **Agent Comments**



120 East Boundary Rd BENTLEIGH EAST 3165 Agent Comments

(REI)

-3

Price: \$859,000 Method: Auction Sale Date: 16/06/2018 Rooms: 4

Property Type: House (Res) Land Size: 585 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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