

## 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 37 Barbara Street, Moorabbin Vic 3189

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000 & \$900,000

#### Median sale price

Median price \$1,186,750 House X Unit Suburb Moorabbin

Period - From 01/10/2017 to 30/09/2018 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.

	Address 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.



3 1 1

**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.

**Indicative Selling Price**

\$820,000 - \$900,000

**Median House Price**

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

## Comparable Properties



**249 Chesterville Rd MOORABBIN 3189**  
(REI/VG)

**Agent Comments**

3 1 1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 03/08/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 662 sqm approx



**788 Centre Rd BENTLEIGH EAST 3165**  
(REI/VG)

**Agent Comments**

3 1 -

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 02/06/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 587 sqm approx



**120 East Boundary Rd BENTLEIGH EAST 3165** **Agent Comments**  
(REI)

3 1 2

**Price:** \$859,000

**Method:** Auction Sale

**Date:** 16/06/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 585 sqm approx