

## 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

4/8-10 Hector Court Moorabbin VIC 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

2/19 Barilla Road Moorabbin VIC 3189	\$580,000	16-Feb-19
3/1081 Nepean Highway Moorabbin VIC 3189	\$607,000	31-Aug-19

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 6 months.

This Statement of Information was prepared on: 28 October 2019



**2/19 Barilla Road Moorabbin VIC 3189**

Sold Price

**\$580,000**

Sold Date

**16-Feb-19**

 2  1  1

Distance

**1.13km**



**3/1081 Nepean Highway Moorabbin VIC 3189**

Sold Price

<sup>RS</sup>

**\$607,000**

Sold Date

**31-Aug-19**

 2  1  1

Distance

**1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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