

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

10/3 William Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$500,000

Median sale price

Median price \$709,000

Property Type Unit

Suburb Moorabbin

Period - From 15/07/2019

to 14/07/2020

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	2/2 Thistle Gr HIGHETT 3190	\$510,000	02/05/2020
2	1/349-351 Bluff Rd HAMPTON 3188	\$490,000	04/05/2020
3	4/1 Rupert St HIGHETT 3190	\$477,500	15/06/2020

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.~~

This Statement of Information was prepared on:

15/07/2020 12:10



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

15/07/2019 - 14/07/2020: \$709,000

Comparable Properties



2/2 Thistle Gr HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 02/05/2020

Property Type: Apartment



1/349-351 Bluff Rd HAMPTON 3188 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 04/05/2020

Property Type: Apartment



4/1 Rupert St HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$477,500

Method: Private Sale

Date: 15/06/2020

Property Type: Apartment