

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1027 Nepean Hwy, MOORABBIN, VIC, 3189

### Indicative selling price

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

Single price

\$ 600,000

or range between

\$

&

\$

### Median sale price

Median price

\$ 640,000

House

Unit

Suburb

MOORABBIN

Period - From

01/03/2018

to

01/03/2019

Source

APM PriceFinder

### 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.

Address of comparable property	Price	Date of sale
2 FAIRBANK ROAD, BENTLEIGH VIC 3204	\$ 700,000	07/03/2019
11 CENTRAL AVENUE, MOORABBIN VIC 3189	\$ 480,000	27/01/2019
1161 NEPEAN HIGHWAY, HIGHETT VIC 3190	\$ 437,000	23/12/2018