

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

18 Ashlar Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,395,000 Property Type House Suburb Moorabbin

Period - From 01/04/2021 to 30/06/2021 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	18 Evans Av HAMPTON EAST 3188	\$1,770,000	20/04/2021
2	12 Charming St HAMPTON EAST 3188	\$1,728,000	18/03/2021
3	16 Princess Av HIGHETT 3190	\$1,650,000	26/06/2021

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:

30/08/2021 14:25



5 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



18 Evans Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 4

Price: \$1,770,000

Method: Sold Before Auction

Date: 20/04/2021

Property Type: House (Res)

Land Size: 793 sqm approx



12 Charming St HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 2 4

Price: \$1,728,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: House (Res)

Land Size: 604 sqm approx



16 Princess Av HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)