# 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: 143 Rowans Road, Moorabbin, VIC 3189

### Indicative selling price

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

Single price: | or range between: $1,050,000 | & $1,100,000

### Median sale price

Median price: $1,038,000 | Property type: House | Suburb: MOORABBIN

Period - From: 20/10/2019 | to: 20/04/2020 | Source: CoreLogic

### Comparable property sales

**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 4 Bruthen Street Moorabbin | $1,085,000 | 29/02/2020 |
| 2 40 Marrbridge Road Moorabbin | $1,155,000 | 15/02/2020 |
| 3 57 Rowans Road Highett | $1,070,000 | 08/01/2020 |

**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: 20/04/2020