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	6/19 Schofield Street, Moorabbin Vic 3189

Indicative selling price

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

Single price $1,090,000

Median sale price

Median price $1,392,500 Property Type Townhouse Suburb Moorabbin

Period - From 05/10/2023 to 04/10/2024 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	3/16 View St HIGHETT 3190	$1,100,000	11/09/2024
2	35a Keith St HAMPTON EAST 3188	$1,122,000	07/09/2024
3	11 Brailsford Rd BENTLEIGH 3204	$1,125,000	31/08/2024

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: 05/10/2024 17:34

6/19 Schofield Street, Moorabbin Vic 3189



3 3 1

Rooms: 8
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,090,000
Median Townhouse Price
05/10/2023 - 04/10/2024: $1,392,500

Comparable Properties



3/16 View St HIGHETT 3190 (REI)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Single)

Agent Comments



35a Keith St HAMPTON EAST 3188 (REI)

3 1 2

Price: $1,122,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments



11 Brailsford Rd BENTLEIGH 3204 (REI)

3 2 1

Price: $1,125,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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