

# 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

23 Barbara Street, Moorabbin Vic 3189

### Indicative selling price

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

Range between

\$1,170,000

&

\$1,210,000

### Median sale price

Median price

\$1,249,500

Property Type

House

Suburb

Moorabbin

Period - From

01/04/2023

to

30/06/2023

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	766 Centre Rd BENTLEIGH EAST 3165	\$1,235,000	10/06/2023
2	327 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	22/07/2023
3	104 Chapel Rd MOORABBIN 3189	\$1,170,000	15/07/2023

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:

11/09/2023 08:43

23 Barbara Street, Moorabbin Vic 3189



 5  2  4

**Property Type:** House  
**Land Size:** 581 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,170,000 - \$1,210,000  
**Median House Price**  
June quarter 2023: \$1,249,500

## Comparable Properties



**766 Centre Rd BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,235,000  
**Method:** Auction Sale  
**Date:** 10/06/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



**327 Chesterville Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** House  
**Land Size:** 575 sqm approx

**104 Chapel Rd MOORABBIN 3189 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx

**Account - Woodards Bentleigh** | P: 03 9557 5500 | F: 03 9557 6133



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