

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

1/3 Fiddes Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

Moorabbin

Period - From

11/10/2021

to

10/10/2022

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	39 Lonsdale Av HAMPTON EAST 3188	\$1,217,000	27/09/2022
2	374 Chesterville Rd BENTLEIGH EAST 3165	\$1,200,000	28/05/2022
3	2/61 Lonsdale Av HAMPTON EAST 3188	\$1,180,000	28/05/2022

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:

11/10/2022 15:26

1/3 Fiddes Street, Moorabbin Vic 3189

**Jellis
Craig**

Trent Collie

9593 4500

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Indicative Selling Price

\$1,195,000

Median House Price

11/10/2021 - 10/10/2022: \$1,430,000



3 2 1

Property Type: House

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



39 Lonsdale Av HAMPTON EAST 3188 (REI)

Agent Comments

3 1 1

Price: \$1,217,000

Method: Private Sale

Date: 27/09/2022

Property Type: House

Land Size: 660 sqm approx



374 Chesterville Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 1 2

Price: \$1,200,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 590 sqm approx



2/61 Lonsdale Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

2 1 1

Price: \$1,180,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 434 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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