

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

460 South Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Moorabbin

Period - From 01/10/2023

to

30/09/2024

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 | 5 William St MOORABBIN 3189 | \$1,165,000 | 09/10/2024 |
| 2 | 456 South Rd MOORABBIN 3189 | \$1,100,000 | 19/09/2024 |
| 3 | 22 Hillston Rd MOORABBIN 3189 | \$1,275,000 | 08/07/2024 |

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:

12/11/2024 16:25



 3  2  4

Property Type: House (Res)
Land Size: 739 sqm approx.

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2024: \$1,300,000

Comparable Properties



5 William St MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$1,165,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 710 sqm approx



456 South Rd MOORABBIN 3189 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 19/09/2024
Property Type: House



22 Hillston Rd MOORABBIN 3189 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,275,000
Method: Private Sale
Date: 08/07/2024
Property Type: House (Res)
Land Size: 665 sqm approx

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