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	48 Worthing Road, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,300,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	8 Redholme St MOORABBIN 3189	\$1,650,000	01/11/2024
2	11 Ashwood Av HIGHETT 3190	\$1,635,000	26/10/2024
3	491 Bluff Rd HAMPTON 3188	\$1,560,000	10/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2024 09:28











Property Type: House **Land Size:** 580 sqm approx

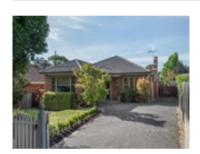
Agent Comments

Amanda Harrison 03 9585 5667 0402 128 801 amandaharrison@jelliscraig.com.au

> Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price

Year ending September 2024: \$1,300,000

Comparable Properties



8 Redholme St MOORABBIN 3189 (REI)

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3

Price: \$1,650,000

Method: Sold Before Auction

Date: 01/11/2024

Property Type: House (Res)

Agent Comments



11 Ashwood Av HIGHETT 3190 (REI)

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Agent Comments

Price: \$1,635,000 **Method:** Auction Sale **Date:** 26/10/2024

Property Type: House (Res)



491 Bluff Rd HAMPTON 3188 (REI/VG)

4

Price: \$1,560,000 Method: Private Sale Date: 10/06/2024 Property Type: House Land Size: 676 sqm approx



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Agent Comments

Account - Jellis Craig





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