

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

48 Worthing Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

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	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 comparable properties 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

48 Worthing Road, Moorabbin Vic 3189

Amanda Harrison

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6 2 2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

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)

[Agent Comments](#)

4 2 3

Price: \$1,650,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)



11 Ashwood Av HIGHETT 3190 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,635,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)



491 Bluff Rd HAMPTON 3188 (REI/VG)

[Agent Comments](#)

4 2 2

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

Account - Jellis Craig



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