

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

22 Hillston Road, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$1,315,000

Median sale price

Median price

\$1,302,544

Property Type

House

Suburb

Moorabbin

Period - From

18/06/2023

to

17/06/2024

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	18 Wimmera St MOORABBIN 3189	\$1,325,000	14/03/2024
2	7 Walsh Av MOORABBIN 3189	\$1,300,000	20/03/2024
3			

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:

18/06/2024 10:22



2 1 2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$1,315,000
Median House Price
18/06/2023 - 17/06/2024: \$1,302,544

Comparable Properties



18 Wimmera St MOORABBIN 3189 (REI/VG) Agent Comments

3 1 1

Price: \$1,325,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 539 sqm approx



7 Walsh Av MOORABBIN 3189 (VG) Agent Comments

2 - -

Price: \$1,300,000
Method: Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 585 sqm approx

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.

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900