

## 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

2/225 CHESTERVILLE ROAD MOORABBIN VIC 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

7/235 WICKHAM ROAD MOORABBIN VIC 3189	\$693,000	25-Nov-23
3/121 ROWANS ROAD MOORABBIN VIC 3189	\$760,000	30-Oct-23
3/45 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$730,000	03-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 08 April 2024



**7/235 WICKHAM ROAD  
MOORABBIN VIC 3189**

2 2 1

Sold Price **\$693,000** Sold Date **25-Nov-23**

Distance **0.83km**



**3/121 ROWANS ROAD MOORABBIN  
VIC 3189**

2 1 2

Sold Price **\$760,000** Sold Date **30-Oct-23**

Distance **0.61km**



**3/45 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**

2 1 1

Sold Price **\$730,000** Sold Date **03-Feb-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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