

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

1/121 Chapel Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,392,500

Property Type Townhouse

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	11 Brailsford Rd BENTLEIGH 3204	\$1,125,000	31/08/2024
2	3/4 Lilac St BENTLEIGH EAST 3165	\$1,065,000	11/05/2024
3	24b Linton St MOORABBIN 3189	\$1,150,000	26/04/2024

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:

01/10/2024 09:42



3 2 2

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
01/10/2023 - 30/09/2024: \$1,392,500

Comparable Properties



11 Brailsford Rd BENTLEIGH 3204 (REI)

Agent Comments

3 2 1

Price: \$1,125,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)



3/4 Lilac St BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3 2 1

Price: \$1,065,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)



24b Linton St MOORABBIN 3189 (REI/VG)

Agent Comments

3 2 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 26/04/2024
Property Type: Townhouse (Res)
Land Size: 172 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604