

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

38 MATILDA ROAD MOORABBIN VIC 3189

Indicative selling price

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

Single Price

or range
between

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Moorabbin

Period-from

01 Feb 2022

to

31 Jan 2023

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

22 ROYENA ROAD MOORABBIN VIC 3189	\$1,200,000	26-Nov-22
4 BARBARA STREET MOORABBIN VIC 3189	\$1,245,000	19-Oct-22
1 HERNE CLOSE MOORABBIN VIC 3189	\$1,150,000	22-Nov-22

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.

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22 ROYENA ROAD MOORABBIN VIC 3189

Sold Price **\$1,200,000** Sold Date **26-Nov-22**

4 2 2

Distance **0.08km**



4 BARBARA STREET MOORABBIN VIC 3189

Sold Price **\$1,245,000** Sold Date **19-Oct-22**

3 2 3

Distance **0.3km**



1 HERNE CLOSE MOORABBIN VIC 3189

Sold Price **\$1,150,000** Sold Date **22-Nov-22**

3 1 3

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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