

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

202/215 CHESTERVILLE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 Nov 2021

to

31 Oct 2022

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

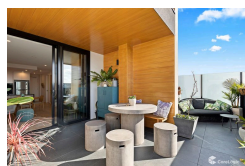
Date of sale

101/215 CHESTERVILLE ROAD MOORABBIN VIC 3189	\$520,000	28-Sep-22
102/1161 NEPEAN HIGHWAY HIGHETT VIC 3190	\$438,000	03-Dec-21
107/215 CHESTERVILLE ROAD MOORABBIN VIC 3189	\$500,000	15-Jul-21

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: 29 November 2022



**101/215 CHESTERVILLE ROAD
MOORABBIN VIC 3189**

 2  2  1

Sold Price

^{RS}

\$520,000

Sold Date

28-Sep-22

Distance

0km



**102/1161 NEPEAN HIGHWAY
HIGHETT VIC 3190**

 2  2  1

Sold Price

\$438,000

Sold Date

03-Dec-21

Distance

1.38km



**107/215 CHESTERVILLE ROAD
MOORABBIN VIC 3189**

 2  2  1

Sold Price

\$500,000

Sold Date

15-Jul-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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