

# 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 Le Page Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,430,000 Property Type House Suburb Moorabbin

Period - From 01/01/2022 to 31/03/2022 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	562 South Rd MOORABBIN 3189	\$1,150,000	27/04/2022
2	253 Chesterville Rd MOORABBIN 3189	\$1,130,000	04/06/2022
3	1044 Nepean Hwy MOORABBIN 3189	\$1,107,000	02/06/2022

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:

16/06/2022 09:50



3   2   2

**Property Type:** House  
**Land Size:** 618 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2022: \$1,430,000

## Comparable Properties



**562 South Rd MOORABBIN 3189 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 27/04/2022  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



**253 Chesterville Rd MOORABBIN 3189 (REI)**

**Agent Comments**

5   2   1

**Price:** \$1,130,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx



**1044 Nepean Hwy MOORABBIN 3189 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,107,000  
**Method:** Private Sale  
**Date:** 02/06/2022  
**Property Type:** House