

# 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

15 Hillston 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)

Range between \$870,000 & \$930,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2024 to 31/03/2024 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	1/7 Hillston Rd MOORABBIN 3189	\$1,082,000	04/05/2024
2	1/519 South Rd BENTLEIGH 3204	\$920,000	29/06/2024
3	14 Gwenda Av MOORABBIN 3189	\$915,000	17/02/2024

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:

03/07/2024 15:46



 3  1  2

**Property Type:** House

Agent Comments

## Comparable Properties



**1/7 Hillston Rd MOORABBIN 3189 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,082,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Unit

**Land Size:** 382.68 sqm approx



**1/519 South Rd BENTLEIGH 3204 (REI)**

Agent Comments

 2  1  2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 29/06/2024

**Property Type:** Villa

**Land Size:** 358 sqm approx



**14 Gwenda Av MOORABBIN 3189 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$915,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)