

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

14 Faye Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,300,000

Property Type

House

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	8 Redholme St MOORABBIN 3189	\$1,650,000	01/11/2024
2	8 Faye St MOORABBIN 3189	\$1,365,000	31/08/2024
3	113 Chapel Rd MOORABBIN 3189	\$1,542,000	13/07/2024

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:

14/11/2024 10:55



5 3 4

Property Type: House (Previously Occupied - Detached)
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2024: \$1,300,000

Comparable Properties



8 Redholme St MOORABBIN 3189 (REI)

4 2 3

Price: \$1,650,000
Method: Sold Before Auction
Date: 01/11/2024
Property Type: House (Res)

Agent Comments
665sqm



8 Faye St MOORABBIN 3189 (REI)

4 2 2

Price: \$1,365,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



113 Chapel Rd MOORABBIN 3189 (REI/VG)

3 2 2

Price: \$1,542,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments

Account - Atria Real Estate