

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

85 Chapel Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$950,500 Property Type House Suburb Moorabbin

Period - From 01/04/2019 to 30/06/2019 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	29 Gavin St MOORABBIN 3189	\$1,120,000	31/08/2019
2	12 Sheppard St MOORABBIN 3189	\$1,070,000	22/06/2019
3	10 Avon St MOORABBIN 3189	\$970,000	31/08/2019

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:

16/09/2019 10:32



 3  1  4

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,030,000

Median House Price

June quarter 2019: \$950,500

Comparable Properties



29 Gavin St MOORABBIN 3189 (REI)

Agent Comments

 5  2  3

Price: \$1,120,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 587 sqm approx



12 Sheppard St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,070,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 603 sqm approx



10 Avon St MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$970,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 623 sqm approx