

# 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 285 Chesterville 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 \$950,000 & \$1,020,000

### Median sale price

Median price \$1,325,500 Property Type House Suburb Moorabbin

Period - From 01/04/2022 to 30/06/2022 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	25 East Boundary Rd BENTLEIGH EAST 3165	\$1,020,000	04/06/2022
2	149 Cavanagh St CHELTENHAM 3192	\$1,015,000	26/03/2022
3	43 Hillston Rd MOORABBIN 3189	\$1,015,000	23/04/2022

**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: 22/07/2022 17:17



**Property Type:** House

Agent Comments

## Comparable Properties



**25 East Boundary Rd BENTLEIGH EAST 3165 (REI)** Agent Comments



**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 471 sqm approx



**149 Cavanagh St CHELTENHAM 3192 (REI/VG)** Agent Comments



**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**43 Hillston Rd MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 23/04/2022

**Property Type:** House