

## 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

261 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,357,500

Property type

House

Suburb

Moorabbin

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 6 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

16 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$1,200,000	17-Nov-22
1 HERNE CLOSE MOORABBIN VIC 3189	\$1,150,000	22-Nov-22
1 MARLBOROUGH STREET BENTLEIGH EAST VIC 3165	\$1,170,000	10-Dec-22

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 6 months.

This Statement of Information was prepared on: 03 April 2023


**16 EAST BOUNDARY ROAD  
BENTLEIGH EAST VIC 3165**
 3    1    3

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **17-Nov-22**

Distance **0.65km**

**1 HERNE CLOSE MOORABBIN VIC  
3189**
 3    1    3

Sold Price **\$1,150,000** Sold Date **22-Nov-22**

Distance **1km**

**1 MARLBOROUGH STREET  
BENTLEIGH EAST VIC 3165**
 3    1    4

Sold Price **\$1,170,000** Sold Date **10-Dec-22**

Distance **2.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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