

#### 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	25 Chapel Road, Moorabbin Vic 3189
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,005,000	Hou	ise X	Unit		Suburb	Moorabbin
Period - From	01/04/2018	to	31/03/2019		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.

Add	dress of comparable property	Price	Date of sale
1	65b Bulli St MOORABBIN 3189	\$1,065,000	05/06/2019
2	8 Clonmult Av HIGHETT 3190	\$1,060,000	01/06/2019
3	16a Nicol St HIGHETT 3190	\$1,005,000	27/05/2019

#### 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.





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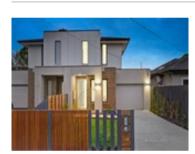
Rooms:

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,059,000 **Median House Price** Year ending March 2019: \$1,005,000

## Comparable Properties



65b Bulli St MOORABBIN 3189 (REI)







Price: \$1.065.000 Method: Private Sale Date: 05/06/2019

Rooms: -

Property Type: House

**Agent Comments** 



8 Clonmult Av HIGHETT 3190 (REI)

**---** 4





**Agent Comments** 

Price: \$1.060.000 Method: Auction Sale Date: 01/06/2019 Rooms: 5

Property Type: Townhouse (Res) Land Size: 343 sqm approx

16a Nicol St HIGHETT 3190 (REI)

**=**3





**6** 

**Agent Comments** 



Price: \$1,005,000 Method: Private Sale Date: 27/05/2019

Rooms: -

Property Type: Townhouse (Single)

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133





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