

## 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

25 Chapel 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)

Single price \$1,059,000

## Median sale price

Median price \$1,005,000

House

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.

	Address 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.



 4  2  2

**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)**

**Agent Comments**

 4  2  2

**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 05/06/2019  
**Rooms:** -  
**Property Type:** House



**8 Clonmult Av HIGHETT 3190 (REI)**

**Agent Comments**

 4  2  2

**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)**

**Agent Comments**

 3  2  2

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 27/05/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)