

# 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

38 Matilda 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 \$1,250,000

&

\$1,300,000

### Median sale price

Median price \$1,395,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2021

to 30/06/2021

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	4 Beilby St MOORABBIN 3189	\$1,300,000	10/07/2021
2			
3			

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:

08/09/2021 15:05



3   2   3

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 594 sqm approx

Agent Comments

Immaculate 3 bedroom 2 bathroom abode featuring 2 radiant living zones, spotless kitchen and meals area, lovely main bedroom (WIR & ensuite), sun-drenched north-east facing rear garden with deck, solar panels & a secure carport. Walk to Southmoor Primary School, bus & shops.

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000

**Median House Price**  
June quarter 2021: \$1,395,000

Comparable Properties

4 Beilby St MOORABBIN 3189 (REI/VG)

Agent Comments

3   1   1

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

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.