Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	38 Matilda Road, Moorabbin Vic 3189
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,250,000	&	\$1,300,000
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Median sale price

Median price	\$1,395,000	Pro	perty 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 sixmonths 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



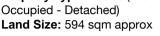


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> **Indicative Selling Price** \$1,250,000 - \$1,300,000 **Median House Price**

June guarter 2021: \$1,395,000

Property Type: House (Previously



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.



Comparable Properties

4 Beilby St MOORABBIN 3189 (REI/VG)

--3

Price: \$1,300,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

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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