

# 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 107/215 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)

Range between \$460,000 & \$495,000

### Median sale price

Median price \$814,250 Property Type Unit Suburb Moorabbin

Period - From 01/07/2023 to 30/06/2024 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	204b/1142 Nepean Hwy HIGHETT 3190	\$487,500	10/08/2024
2	4/1142b Nepean Hwy HIGHETT 3190	\$480,000	25/06/2024
3	401/1146 Nepean Hwy HIGHETT 3190	\$465,000	15/04/2024

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: 17/09/2024 13:11



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**

\$460,000 - \$495,000

**Median Unit Price**

Year ending June 2024: \$814,250

## Comparable Properties



**204b/1142 Nepean Hwy HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$487,500

**Method:** Private Sale

**Date:** 10/08/2024

**Property Type:** Unit



**4/1142b Nepean Hwy HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sold Before Auction

**Date:** 25/06/2024

**Property Type:** Apartment



**401/1146 Nepean Hwy HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 15/04/2024

**Property Type:** Apartment

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