## 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	e cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$460,000		&		\$495,000			
Median sale pi	rice							
Median price	\$814,250	Pro	operty Type	Unit			Suburb	Moorabbin
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress 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 Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

> 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

#### Account - Jellis Craig | P: 03 9593 4500



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