

# 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

277-279 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 \$1,850,000 & \$2,000,000

### Median sale price

Median price \$1,128,500 Property Type House Suburb Moorabbin

Period - From 01/10/2020 to 31/12/2020 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 | 1 Catherine Rd BENTLEIGH EAST 3165 | \$1,923,000 | 20/03/2021   |
| 2 | 52 Marrbridge Rd MOORABBIN 3189    | \$1,503,000 | 28/02/2021   |
| 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: 31/03/2021 18:33

277-279 Chesterville Road, Moorabbin Vic 3189



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1393 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

December quarter 2020: \$1,128,500

## Comparable Properties



**1 Catherine Rd BENTLEIGH EAST 3165 (REI)**

**Agent Comments**



**Price:** \$1,923,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 960 sqm approx



**52 Marrbridge Rd MOORABBIN 3189 (REI)**

**Agent Comments**



**Price:** \$1,503,000

**Method:** Sold Before Auction

**Date:** 28/02/2021

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 998 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.

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133