

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

1/16 Chapel Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$871,000

Property Type Unit

Suburb Moorabbin

Period - From 01/01/2020

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	3/60 Turner Rd HIGHETT 3190	\$674,000	06/02/2021
2	2/45 East Boundary Rd BENTLEIGH EAST 3165	\$665,000	19/11/2020
3	2/10 Turner Rd HIGHETT 3190	\$656,000	20/02/2021

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:

08/04/2021 13:55

1/16 Chapel Road, Moorabbin Vic 3189



 2  1  1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
Year ending December 2020: \$871,000

Comparable Properties

3/60 Turner Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$674,000
Method: Sold Before Auction
Date: 06/02/2021
Property Type: Unit



2/45 East Boundary Rd BENTLEIGH EAST
3165 (VG)

Agent Comments

 2  -  -

Price: \$665,000
Method: Sale
Date: 19/11/2020
Property Type: Flat/Unit/Apartment (Res)



2/10 Turner Rd HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$656,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Unit

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