

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 6 Mayswood Court, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Moorabbin

Period - From 01/10/2023 to 30/09/2024 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	81 Bignell Rd BENTLEIGH EAST 3165	\$1,235,000	11/11/2024
2	21 Fletcher St MOORABBIN 3189	\$1,256,000	18/09/2024
3	15 Bataba St MOORABBIN 3189	\$1,250,000	10/09/2024

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: 15/11/2024 09:06



 4  3  4

Property Type: House
Land Size: 614 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 Year ending September 2024: \$1,300,000

Comparable Properties



81 Bignell Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

 3  1  3

Price: \$1,235,000
Method: Private Sale
Date: 11/11/2024
Property Type: House



21 Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,256,000
Method: Private Sale
Date: 18/09/2024
Property Type: House (Res)
Land Size: 584 sqm approx



15 Bataba St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 10/09/2024
Property Type: House (Res)
Land Size: 630 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480