

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

239 Chesterville Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,329,000 Property Type House Suburb Moorabbin

Period - From 01/04/2024 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	5 Delacombe Ct CHELTENHAM 3192	\$1,001,000	16/07/2024
2	1014 Nepean Hwy MOORABBIN 3189	\$980,000	23/06/2024
3	49 Fairview Av CHELTENHAM 3192	\$1,030,000	15/06/2024

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:

19/08/2024 13:02



3 1 2

Property Type: House
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2024: \$1,329,000

Comparable Properties



5 Delacombe Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,001,000
Method: Private Sale
Date: 16/07/2024
Property Type: House (Res)
Land Size: 548 sqm approx



1014 Nepean Hwy MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$980,000
Method: Sold After Auction
Date: 23/06/2024
Property Type: House (Res)
Land Size: 585 sqm approx



49 Fairview Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,030,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 534 sqm approx