

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

404a South Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,325,500

Property Type House

Suburb Moorabbin

Period - From 27/02/2022

to

26/02/2023

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	85a Patterson Rd BENTLEIGH 3204	\$1,100,000	27/08/2022
2	17 Gilmour Rd BENTLEIGH 3204	\$1,100,000	21/10/2022
3	3/4 Tatong Rd BRIGHTON EAST 3187	\$1,065,000	16/02/2023

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:

27/02/2023 15:02



 4  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



85a Patterson Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,100,000

Method: Private Sale

Date: 27/08/2022

Property Type: Townhouse (Res)

Land Size: 211 sqm approx

17 Gilmour Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 21/10/2022

Property Type: Townhouse (Res)



3/4 Tatong Rd BRIGHTON EAST 3187 (REI)

Agent Comments

 3  2  1

Price: \$1,065,000

Method: Private Sale

Date: 16/02/2023

Property Type: Townhouse (Single)