

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 1014 Nepean Highway, Moorabbin, VIC 3189

Indicative selling price

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

Single price or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,300,044 Property type House Suburb MOORABBIN

Period - From 29/05/2023 to 28/05/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 144 Wickham Road Highett Vic 3190 | \$1,180,000 | 2024-02-10 |
| 2 | 102 Rowans Road Moorabbin Vic 3189 | \$1,100,000 | 2024-03-08 |
| 3 | 55 Worthing Road Moorabbin Vic 3189 | \$1,073,000 | 2023-12-02 |

This Statement of Information was prepared on: 29/05/2024

