

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

113 Chapel Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Moorabbin

Period - From 19/06/2023 to 18/06/2024 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	7 Fletcher St MOORABBIN 3189	\$1,350,000	04/05/2024
2	15 Marrbridge Rd MOORABBIN 3189	\$1,308,000	04/05/2024
3	56 Rowans Rd HIGHETT 3190	\$1,270,000	24/05/2024

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: 19/06/2024 09:17



 3  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 639 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 19/06/2023 - 18/06/2024: \$1,305,000

Comparable Properties



7 Fletcher St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 595 sqm approx



15 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

 3  1  2

Price: \$1,308,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)



56 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

 3  1  6

Price: \$1,270,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 604 sqm approx

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