

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

14 Marrbridge Road, 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 \$1,315,044 Property Type House Suburb Moorabbin

Period - From 01/07/2023 to 30/09/2023 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	6 Rhonda Ct MOORABBIN 3189	\$1,295,000	23/05/2023
2	23 Brosnan Rd BENTLEIGH EAST 3165	\$1,260,000	03/06/2023
3	22 Gwenda Av MOORABBIN 3189	\$1,230,000	01/07/2023

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:

31/10/2023 13:59



Property Type: House

Agent Comments

Comparable Properties



6 Rhonda Ct MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,295,000

Method: Private Sale

Date: 23/05/2023

Property Type: House

Land Size: 622 sqm approx



23 Brosnan Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House

Land Size: 590 sqm approx



22 Gwenda Av MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 682 sqm approx