## 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

15 Marrbridge Road, Moorabbin Vic 3189

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,250,000		&		\$1,325,000			
Median sale price								
Median price	\$1,327,500	Pro	Property Type Hous		se		Suburb	Moorabbin
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10 Rica St MOORABBIN 3189	\$1,365,000	02/03/2024
2	5 Barilla Rd MOORABBIN 3189	\$1,360,000	01/03/2024
3	18 Wimmera St MOORABBIN 3189	\$1,325,000	14/03/2024

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:

08/04/2024 18:41









Rooms: 5 Property Type: House Agent Comments Indicative Selling Price \$1,250,000 - \$1,325,000 Median House Price December quarter 2023: \$1,327,500

# **Comparable Properties**

10 Rica St MOORABBIN 3189 (REI) 4 2 2 4 Price: \$1,365,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 588 sqm approx	Agent Comments
5 Barilla Rd MOORABBIN 3189 (REI) 3 2 2 2 Price: \$1,360,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: Townhouse (Res)	Agent Comments
18 Wimmera St MOORABBIN 3189 (REI) 3 1 1 1 Price: \$1,325,000 Method: Sold Before Auction Date: 14/03/2024 Property Type: House (Res) Land Size: 539 sqm approx	Agent Comments

### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

propertydata



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