

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,325,000

### Median sale price

Median price \$1,327,500 Property Type House Suburb Moorabbin

Period - From 01/10/2023 to 31/12/2023 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	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



3   1   2

**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)**

[Agent Comments](#)

4   2   4

**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



**5 Barilla Rd MOORABBIN 3189 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 01/03/2024  
**Property Type:** Townhouse (Res)



**18 Wimmera St MOORABBIN 3189 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$1,325,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2024  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx

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