

# 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 2 Chapel 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)

Single price  or range between \$1,500,000 & \$1,550,000

### Median sale price

Median price \$1,300,000 Property type House Suburb MOORABBIN  
Period - From 12/10/2022 to 11/10/2023 Source core\_logic

### Comparable property sales

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.

|   | Address of comparable property     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 18 Gavin Street Moorabbin Vic 3189 | \$1,470,000 | 2023-06-14   |
| 2 | 23 Hamer Street Moorabbin Vic 3189 | \$1,541,000 | 2023-09-09   |
| 3 | 140 Rowans Road Moorabbin Vic 3189 | \$1,615,000 | 2023-07-15   |

This Statement of Information was prepared on: 12/10/2023

