

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

22 Isabella Street, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,264,000

Property Type

House

Suburb

Moorabbin

Period - From

01/01/2023

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	55 Worthing Rd MOORABBIN 3189	\$1,073,000	02/12/2023
2	1 Irving Ct CHELTENHAM 3192	\$1,050,000	23/12/2023
3	25 Bellevue Rd BENTLEIGH EAST 3165	\$1,005,000	11/12/2023

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:

29/01/2024 10:25



3
 1
 3

Property Type: House
Land Size: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending December 2023: \$1,264,000

Comparable Properties



55 Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

3
 1
 2

Price: \$1,073,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 588 sqm approx



1 Irving Ct CHELTENHAM 3192 (REI)

Agent Comments

3
 1
 2

Price: \$1,050,000
Method: Private Sale
Date: 23/12/2023
Property Type: House
Land Size: 642 sqm approx



25 Bellevue Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

3
 1
 1

Price: \$1,005,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 287 sqm approx

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