

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

26 Matilda Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

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 | 15 Wimmera St MOORABBIN 3189 | \$1,255,000 | 09/12/2023 |
| 2 | 14 Marrbridge Rd MOORABBIN 3189 | \$1,215,000 | 25/11/2023 |
| 3 | | | |

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: 08/02/2024 17:31



3 1 2

Property Type: House (Res)

Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

December quarter 2023: \$1,327,500

Comparable Properties



15 Wimmera St MOORABBIN 3189 (REI)

Agent Comments

3 1 4

Price: \$1,255,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Land Size: 597 sqm approx



14 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

4 1 3

Price: \$1,215,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 597 sqm approx

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.

Account - Lynchs Real Estate | P: 03 9555 1911