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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$1,327,500	Pro	operty Type	Hou	ise		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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







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



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.

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