

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

4/217-219 CHESTERVILLE ROAD MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/97 ROWANS ROAD MOORABBIN VIC 3189	\$710,000	17-Jan-24
1/32 CHAPEL ROAD MOORABBIN VIC 3189	\$630,000	28-Nov-23
3/45 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165	\$730,000	03-Feb-24

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 6 months.~~

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2/97 ROWANS ROAD MOORABBIN VIC 3189 Sold Price **\$710,000** Sold Date **17-Jan-24**

 3  1  1

Distance **0.72km**



1/32 CHAPEL ROAD MOORABBIN VIC 3189 Sold Price **\$630,000** Sold Date **28-Nov-23**

 2  1  1

Distance **1.01km**



3/45 EAST BOUNDARY ROAD BENTLEIGH EAST VIC 3165 Sold Price **\$730,000** Sold Date **03-Feb-24**

 2  1  1

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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