

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 Marrbridge Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,308,000 Property Type House Suburb Moorabbin

Period - From 24/06/2023 to 23/06/2024 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	40 Barilla Rd MOORABBIN 3189	\$1,180,000	06/06/2024
2	45 Marrbridge Rd MOORABBIN 3189	\$1,150,000	02/05/2024
3	26 Matilda Rd MOORABBIN 3189	\$1,131,000	08/03/2024

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: 24/06/2024 18:26



3 2 4

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

24/06/2023 - 23/06/2024: \$1,308,000

Comparable Properties



40 Barilla Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Private Sale

Date: 06/06/2024

Property Type: House



45 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$1,150,000

Method: Private Sale

Date: 02/05/2024

Property Type: House (Res)



26 Matilda Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,131,000

Method: Private Sale

Date: 08/03/2024

Property Type: House

Land Size: 597 sqm approx

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