

# 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 430B South Road, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,249,500 Property Type House Suburb Moorabbin

Period - From 01/04/2023 to 30/06/2023 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	316a South Rd HAMPTON EAST 3188	\$1,225,000	11/05/2023
2	7 Mason Ct HIGHETT 3190	\$1,150,000	25/03/2023
3	4b William St MOORABBIN 3189	\$1,100,000	23/02/2023

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:

25/07/2023 09:59



 3  1  2

**Property Type:** Townhouse

**Land Size:** 298 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

June quarter 2023: \$1,249,500

## Comparable Properties



**316a South Rd HAMPTON EAST 3188 (REI)**

Agent Comments

 3  3  1

**Price:** \$1,225,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** Townhouse (Single)



**7 Mason Ct HIGHETT 3190 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 465 sqm approx



**4b William St MOORABBIN 3189 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,100,000

**Method:** Sold Before Auction

**Date:** 23/02/2023

**Property Type:** House (Res)

**Land Size:** 380 sqm approx

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