

# 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 5/50-52 Chapel 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 \$600,000 & \$650,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2024 to 31/03/2024 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	3/14 Acheron Ct HAMPTON EAST 3188	\$630,000	05/04/2024
2	1/32 Chapel Rd MOORABBIN 3189	\$630,000	28/11/2023
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: 24/04/2024 15:04



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

March quarter 2024: \$820,000

## Comparable Properties



**3/14 Acheron Ct HAMPTON EAST 3188 (REI)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** Unit



**1/32 Chapel Rd MOORABBIN 3189 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 28/11/2023

**Property Type:** Unit

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



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