

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 Ashlar Road, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,297,544 Property Type House Suburb Moorabbin

Period - From 01/04/2023 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 | 18 Clay St MOORABBIN 3189 | \$1,320,000 | 25/11/2023 |
| 2 | 79 Chapel Rd MOORABBIN 3189 | \$1,230,000 | 24/02/2024 |
| 3 | 144 Wickham Rd HIGHETT 3190 | \$1,180,000 | 10/02/2024 |

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:

02/05/2024 17:01



 3
  1
  2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 741 sqm approx

Agent Comments

Land Value Development Site STCA

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

Year ending March 2024: \$1,297,544

Comparable Properties



18 Clay St MOORABBIN 3189 (VG)

Agent Comments

 2
  -
  -

Price: \$1,320,000

Method: Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 613 sqm approx



79 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments

 3
  1
  3

Price: \$1,230,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



144 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

 3
  1
  2

Price: \$1,180,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 660 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139