

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

7 Fletcher Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Moorabbin

Period - From 27/03/2023 to 26/03/2024 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	9 William St MOORABBIN 3189	\$1,260,000	16/12/2023
2	273 Chesterville Rd MOORABBIN 3189	\$1,238,000	23/03/2024
3	79 Chapel Rd MOORABBIN 3189	\$1,230,000	24/02/2024

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:

27/03/2024 13:50



 3  2  2

Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

27/03/2023 - 26/03/2024: \$1,285,000

Comparable Properties



9 William St MOORABBIN 3189 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,260,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 538 sqm approx



273 Chesterville Rd MOORABBIN 3189 (REI)

Agent Comments

 5  2  3

Price: \$1,238,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 606 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

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