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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,180,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,285,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	27/03/2023	to	26/03/2024		So	urce	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.

Ade	dress 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

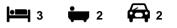
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

27/03/2024 13:50







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)



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

Agent Comments





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

Price: \$1,230,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 650 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480





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