

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

79 Chapel Road, Moorabbin, VIC 3189

Indicative selling price

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

Single price \$1,250,000 or range between

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Median sale price

Median price

\$1,264,000

 Property type

House

 Suburb

MOORABBIN

Period - From

31/01/2023

 to

30/01/2024

 Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	15 Wimmera Street Moorabbin Vic 3189	\$1,255,000	2023-12-09
2	326 Chesterville Road Bentleigh East Vic 3165	\$1,230,000	2023-12-09
3	14 Marrbridge Road Moorabbin Vic 3189	\$1,215,000	2023-11-25

This Statement of Information was prepared on:

31/01/2024

