

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

201/215 CHESTERVILLE ROAD MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

201/1A TURNER ROAD HIGHETT VIC 3190	\$560,000	17-Mar-24
105/1146 NEPEAN HIGHWAY HIGHETT VIC 3190	\$530,000	24-Feb-24
103/6 MATTHEWS ROAD BENTLEIGH EAST VIC 3165	\$540,000	22-Feb-24

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 6 months.

This Statement of Information was prepared on: 14 May 2024



201/1A TURNER ROAD HIGHETT VIC 3190

2 2 1

Sold Price

\$560,000

Sold Date

17-Mar-24

Distance

1.38km



105/1146 NEPEAN HIGHWAY HIGHETT VIC 3190

2 1 1

Sold Price

\$530,000

Sold Date

24-Feb-24

Distance

1.57km



103/6 MATTHEWS ROAD BENTLEIGH EAST VIC 3165

2 1 2

Sold Price

\$540,000

Sold Date

22-Feb-24

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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