

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

456 South Road, Moorabbin, VIC 3189

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$ 1,325,000

Property type

House

Suburb

MOORABBIN

Period - From

05/08/2023

to

04/08/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |  | Price       | Date of sale |
|--------------------------------|--|-------------|--------------|
| 1                              | 44a Worthing Road Moorabbin Vic 3189         | \$1,070,000 | 2024-03-16   |
| 2                              | 102 Rowans Road Moorabbin Vic 3189           | \$1,100,000 | 2024-03-07   |
| 3                              | 6 East Boundary Road Bentleigh East Vic 3165 | \$1,100,000 | 2024-03-06   |

This Statement of Information was prepared on:

05/08/2024