

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

33 Matilda Road, Moorabbin, VIC 3189

Indicative selling price

\$1,050,000 - \$1,150,000

Range between

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

Median sale price

Median price
\$ 1,000,250

House

*Delete house or unit as applicable

Suburb
MOORABBIN

Period from
15/02/2019

Period to
14/08/2019

Source
CoreLogic

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



67 BULLI STREET
MOORABBIN

3 1 1

Sold At Auction \$1,076,000
Date Sold 04/05/2019
Land 696 sqm



17 BELLEVUE ROAD
BENTLEIGH EAST

4 2 4

Normal Sale \$1,150,000
Date Sold 29/04/2019
Land 738 sqm



24 HILLSTON ROAD
MOORABBIN

4 2 4

Normal Sale \$1,100,000
Date Sold 02/04/2019
Land 665 sqm

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