

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 20B Horsmunden Road, Moorabbin, VIC 3189

Indicative selling price

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

Single price \$1,525,000 or range between &

Median sale price

Median price \$ Property type Other Suburb MOORABBIN
Period - From 25/07/2021 to 25/07/2022 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 25 Marrbridge Road Moorabbin Vic 3189 | \$1,559,000 | 2022-03-18 |
| 2 48 Royena Road Moorabbin Vic 3189 | \$1,545,000 | 2022-05-21 |
| 3 17b Biscop Road Moorabbin Vic 3189 | \$1,580,000 | 2022-05-21 |

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section

This Statement of Information was prepared on: 25/07/2022