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	10 Fiddes Street, Moorabbin, VIC 3189

Indicative selling price

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

Single price	$1,400,000	or range between		&

Median sale price

Median price	$ 1,316,750	Property type	House	Suburb	MOORABBIN
Period - From	26/08/2023	to	25/08/2024	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	2 Margaretta Street Bentleigh East Vic 3165	$1,410,000	2024-05-18
2	43 Charming Street Hampton East Vic 3188	$1,405,000	2024-05-25
3	5 Hector Court Moorabbin Vic 3189	$1,410,000	2024-07-22

This Statement of Information was prepared on: 26/08/2024

CONSUMER AFFAIRS VICTORIA