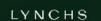
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered	d for s	sale									
Address Including suburb and postcode			3 Hythe Close, Moorabbin Vic 3189									
Indica	ıtive sellin	g pric	:e									
For the	meaning of	f this p	rice see	con	sumer.vic.go	ov.au/ι	underquo	ting				
Range between \$1,1		\$1,150	0,000		&		\$1,250,000					
Media	n sale prid	се										
Median price \$1,2		1,295,0	000	Pro	Property Type Hous		е	s		urb	Moorabbin	
Period - From 01/04			025 to 30/06/2025			5	Source			,		
Comp	arable pro	perty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
<b>A*</b>		nat the	estate a		es sold withir t or agent's r							the last six arable to the
Address of comparable property										Pr	ice	Date of sale
1												
2												
3												
OR												
B*					representativ wo kilometre							e comparable onths.
This Statement of Information was prepared on:									on:	21/07/2025 15:25		

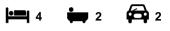




Kieran Lynch (03) 9555 1911 0430 306 801 kieran@lynchs.com

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2025: \$1,295,000





Property Type: House Land Size: 589 sqm approx Agent Comments

## Comparable Properties

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 six months.

Account - Lynchs Real Estate | P: 03 9555 1911



