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

1/3 Linton Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$735,000	&	\$808,500				
Median sale pr	ice*						
Median price		Property Type	S	uburb Moorabbin			
Period - From		to	Source				

Comparable property sales (*Delete A or B below as applicable)

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

Ad	dress of comparable property	Price	Date of sale
1	1/18 Avoca St HIGHETT 3190	\$805,000	09/12/2023
2	29b Beaumaris Pde HIGHETT 3190	\$800,000	03/11/2023
3	1/1127 Nepean Hwy HIGHETT 3190	\$780,000	28/09/2023

OR

B* 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.

This Statement of Information was prepared on:

07/03/2024 11:57

* 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 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Agent Comments Indicative Selling Price \$735,000 - \$808,500 No median price available

Comparable Properties



1/18 Avoca St HIGHETT 3190 (VG)



Price: \$805,000 Method: Sale Date: 09/12/2023 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

29b Beaumaris Pde HIGHETT 3190 (VG)

Agent Comments



Price: \$800,000 Method: Sale Date: 03/11/2023 Property Type: Flat/Unit/Apartment (Res)



1/1127 Nepean Hwy HIGHETT 3190 (REI/VG)



G) Agent Comments

Price: \$780,000 Method: Private Sale Date: 28/09/2023 Property Type: Townhouse (Single)

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





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