

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

1/43 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,132,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2023 to 31/03/2023 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	2/14 Wingate St BENTLEIGH EAST 3165	\$925,000	24/06/2023
2	2/5 Peace St HIGHETT 3190	\$925,000	30/03/2023
3	1/10 Mervin St BENTLEIGH EAST 3165	\$920,000	23/05/2023

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:

10/07/2023 16:31



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Rooms: 5
Property Type: House (Res)
Land Size: 297 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median Unit Price
 March quarter 2023: \$1,132,000

Comparable Properties



2/14 Wingate St BENTLEIGH EAST 3165 (REI) Agent Comments

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  1

Price: \$925,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Unit



2/5 Peace St HIGHETT 3190 (REI) Agent Comments

 3
  2
  2

Price: \$925,000
Method: Sold Before Auction
Date: 30/03/2023
Property Type: Townhouse (Res)



1/10 Mervin St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

 3
  1
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Price: \$920,000
Method: Sold Before Auction
Date: 23/05/2023
Property Type: House (Res)

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