### 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale pr	rice							
Median price	\$1,132,000	Pro	operty Type	Unit			Suburb	Moorabbin
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ad	dress 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



# buxto

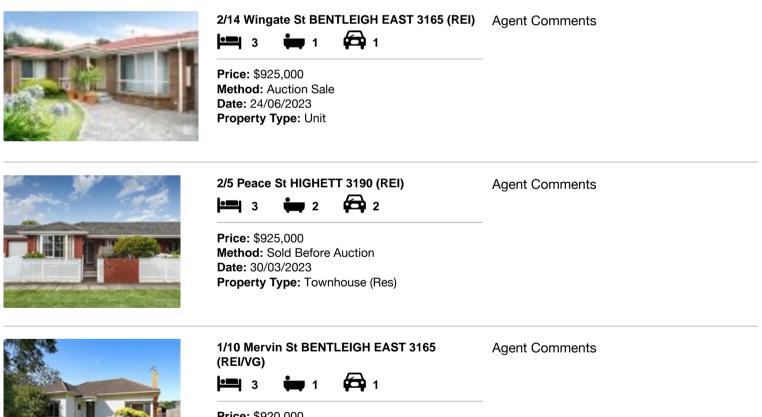




Rooms: 5 Property Type: House (Res) Land Size: 297 sqm approx Agent Comments

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

## **Comparable Properties**





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

#### Account - Buxton | P: 03 9563 9933



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