### 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

15B Biscop Road, Moorabbin Vic 3189

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,550,000				
Median sale pr	ice								
Median price	\$1,280,000	Pro	operty Type	Том	nhouse		Suburb	Moorabbin	
Period - From	16/11/2022	to	15/11/2023		Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	1/1 Dumaresq St BRIGHTON EAST 3187	\$1,560,000	16/09/2023
2	4a Ardwick St BENTLEIGH 3204	\$1,500,000	22/07/2023
3	4b Ardwick St BENTLEIGH 3204	\$1,485,000	14/09/2023

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:

16/11/2023 16:29



# buxto





**Property Type:** Agent Comments

**Indicative Selling Price** \$1,500,000 - \$1,550,000 **Median Townhouse Price** 16/11/2022 - 15/11/2023: \$1,280,000

## **Comparable Properties**



1/1 Dumaresq St BRIGHTON EAST 3187 (REI) Agent Comments



Price: \$1,560,000 Method: Auction Sale Date: 16/09/2023 Property Type: Townhouse (Res)



4a Ardwick St BENTLEIGH 3204 (REI/VG) **2 -** 3

Agent Comments



2



Land Size: 305 sqm approx

4b Ardwick St BENTLEIGH 3204 (REI)



2 2

Agent Comments

Price: \$1,485,000 Method: Private Sale Date: 14/09/2023 Property Type: Townhouse (Single) Land Size: 305 sqm approx

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



propertydata

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