

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 between \$1,500,000 & \$1,550,000

Median sale price

Median price \$1,280,000 Property Type Townhouse Suburb Moorabbin

Period - From 16/11/2022 to 15/11/2023 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	1/1 Dumaesq 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



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) Agent Comments



Price: \$1,500,000
Method: Sold Before Auction
Date: 22/07/2023
Property Type: Townhouse (Res)
Land Size: 305 sqm approx



4b Ardwick St BENTLEIGH 3204 (REI) Agent Comments



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

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