

## 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

1C BUCHAN STREET MOORABBIN VIC 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

5B DENVER STREET BENTLEIGH EAST VIC 3165	\$1,300,000	04-Oct-23
2/22 TURNER ROAD HIGHETT VIC 3190	\$1,350,000	20-May-23
9 FRANKLIN STREET MOORABBIN VIC 3189	\$1,400,000	29-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 17 October 2023



**5B DENVER STREET BENTLEIGH  
EAST VIC 3165**

 4  2  2

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **04-Oct-23**

Distance **0.63km**



**2/22 TURNER ROAD HIGHETT VIC  
3190**

 -  2  3

Sold Price **\$1,350,000** Sold Date **20-May-23**

Distance **1.66km**



**9 FRANKLIN STREET MOORABBIN  
VIC 3189**

 4  3  2

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **29-Jul-23**

Distance **0.27km**



**84B BULLI STREET MOORABBIN  
VIC 3189**

 4  3  2

Sold Price **\$1,435,000** Sold Date **17-May-23**

Distance **0.67km**



**1D BUCHAN STREET MOORABBIN  
VIC 3189**

 4  3  2

Sold Price <sup>RS</sup> **\$1,439,000** Sold Date **19-Aug-23**

Distance **0.01km**



**10C NAROOMA STREET  
MOORABBIN VIC 3189**

 4  3  -

Sold Price **\$1,485,000** Sold Date **05-May-23**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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