

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

2/47 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$805,000 Property Type Unit Suburb Moorabbin

Period - From 01/04/2023 to 30/06/2023 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	3/2 Hinkler Av BENTLEIGH EAST 3165	\$925,000	05/09/2023
2	4/11 View St HIGHETT 3190	\$861,000	24/05/2023
3	3/19 Baker St MOORABBIN 3189	\$850,000	03/06/2023

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:

12/10/2023 19:34

2/47 Bulli Street, Moorabbin Vic 3189



 2  1  1

Property Type: Unit
Land Size: 235 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
June quarter 2023: \$805,000

Comparable Properties



3/2 Hinkler Av BENTLEIGH EAST 3165 (REI) **Agent Comments**

 2  1  2

Price: \$925,000
Method: Sold Before Auction
Date: 05/09/2023
Property Type: Unit



4/11 View St HIGHETT 3190 (REI) **Agent Comments**

 2  2  2

Price: \$861,000
Method: Private Sale
Date: 24/05/2023
Property Type: Townhouse (Res)



3/19 Baker St MOORABBIN 3189 (REI) **Agent Comments**

 2  2  1

Price: \$850,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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