Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/57 Bulli Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	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.

Add	dress of comparable property	Price	Date of sale
1	176a Patterson Rd BENTLEIGH 3204	\$1,142,000	29/04/2023
2	404a South Rd MOORABBIN 3189	\$1,105,000	05/04/2023
3	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023

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:

22/06/2023 12:16









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price March quarter 2023: \$1,132,000

Comparable Properties



176a Patterson Rd BENTLEIGH 3204 (REI/VG) Agent Comments



Price: \$1,142,000 Method: Auction Sale Date: 29/04/2023 Property Type: Unit

404a South Rd MOORABBIN 3189 (REI)



Price: \$1,105,000 Method: Private Sale Date: 05/04/2023 Property Type: Townhouse (Single)



2/1 Dega Av BENTLEIGH EAST 3165 (REI)

Agent Comments

Agent Comments



Price: \$1,100,000 Method: Sold Before Auction Date: 31/05/2023 Property Type: Townhouse (Single)

Account - Hodges | P: 03 95846500 | F: 03 95848216





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