

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

2/57 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,132,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2023 to 31/03/2023 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.

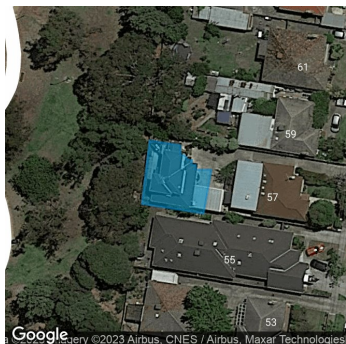
	Address of comparable property	Price	Date of sale
1	176a Patterson Rd BENTLEIGH 3204	\$1,142,000	29/04/2023
2	404a South Rd MOORABBIN 3189	\$1,105,000	05/04/2023
3	2/1 Dega Av BENTLEIGH EAST 3165	\$1,100,000	31/05/2023

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



 3
  2
  1

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

 3
  2
  1

Price: \$1,142,000

Method: Auction Sale

Date: 29/04/2023

Property Type: Unit



404a South Rd MOORABBIN 3189 (REI) Agent Comments

 4
  2
  2

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

 3
  2
  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 31/05/2023

Property Type: Townhouse (Single)

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