

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

24b Linton Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,264,000 Property Type House Suburb Moorabbin

Period - From 01/01/2023 to 31/12/2023 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	1/20a King St HAMPTON EAST 3188	\$1,250,000	18/11/2023
2	6 Linton St MOORABBIN 3189	\$1,231,000	18/11/2023
3	1b Bartlett St HAMPTON EAST 3188	\$1,125,000	10/02/2024

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:

12/03/2024 11:33



 3  2  2

Property Type: Townhouse

Comparable Properties



1/20a King St HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 18/11/2023

Property Type: Townhouse (Res)



6 Linton St MOORABBIN 3189 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,231,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)

Land Size: 252 sqm approx



1b Bartlett St HAMPTON EAST 3188 (REI)

Agent Comments

 3  2  2

Price: \$1,125,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)