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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,264,000	Pro	operty Type	Hou	se		Suburb	Moorabbin
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress 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









Property Type: Townhouse

Angus McPherson 9593 4500 0460 365 900 AngusMcPherson@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,180,000 Median House Price Year ending December 2023: \$1,264,000

Comparable Properties



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



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



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

Price: \$1,125,000 Method: Auction Sale Date: 10/02/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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