

# 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

6 Linton Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,315,044 Property Type House Suburb Moorabbin

Period - From 01/07/2023 to 30/09/2023 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	8 Baylon St BENTLEIGH 3204	\$1,225,000	07/10/2023
2	1/6 Abbin Av BENTLEIGH EAST 3165	\$1,125,000	12/10/2023
3			

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:

25/10/2023 16:27



 3  2  2

**Property Type:** House (Res)

**Land Size:** 252 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

September quarter 2023: \$1,315,044

## Comparable Properties



**8 Baylon St BENTLEIGH 3204 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** Townhouse (Res)



**1/6 Abbin Av BENTLEIGH EAST 3165 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,125,000

**Method:** Private Sale

**Date:** 12/10/2023

**Property Type:** Townhouse (Single)

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.

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