

## 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

2/3 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) (\*Delete single price or range as applicable)

Single Price

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$676,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

1/519 SOUTH ROAD BENTLEIGH VIC 3204	\$920,000	29-Jun-24
2/21 HILLSTON ROAD MOORABBIN VIC 3189	\$890,000	24-Aug-24
19/27 PATTERSON ROAD BENTLEIGH VIC 3204	\$890,000	10-Aug-24

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 6 months.~~

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**1/519 SOUTH ROAD BENTLEIGH  
VIC 3204**

 2  1  1

Sold Price **\$920,000** Sold Date **29-Jun-24**

Distance **0.4km**



**2/21 HILLSTON ROAD MOORABBIN  
VIC 3189**

 2  2  1

Sold Price <sup>RS</sup> **\$890,000** Sold Date **24-Aug-24**

Distance **0.51km**



**19/27 PATTERSON ROAD  
BENTLEIGH VIC 3204**

 2  1  2

Sold Price <sup>RS</sup> **\$890,000** <sup>UN</sup> Sold Date **10-Aug-24**

Distance **1.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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