

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/1017 NEPEAN HIGHWAY MOORABBIN VIC 3189	\$800,000	14-Nov-24
4/35 HENRY STREET HIGHETT VIC 3190	\$825,000	25-Sep-24
4/3 LINTON STREET MOORABBIN VIC 3189	\$900,000	21-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.

This Statement of Information was prepared on: 27 February 2025

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**4/1017 NEPEAN HIGHWAY
MOORABBIN VIC 3189**

 2  1  1

Sold Price **\$800,000** Sold Date **14-Nov-24**

Distance **0.32km**



**4/35 HENRY STREET HIGHETT VIC
3190**

 2  1  1

Sold Price **\$825,000** Sold Date **25-Sep-24**

Distance **0.92km**



**4/3 LINTON STREET MOORABBIN
VIC 3189**

 2  2  1

Sold Price **\$900,000** Sold Date **21-Aug-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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