

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 IVY COURT 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Moorabbin

Period-from

01 Mar 2023

to

29 Feb 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

7 BUCHAN STREET MOORABBIN VIC 3189	\$1,565,000	25-Nov-23
2 TASMAN ROAD BENTLEIGH EAST VIC 3165	\$1,840,000	14-Oct-23
7 HAMER STREET MOORABBIN VIC 3189	\$1,600,000	02-Dec-23

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: 02 March 2024



**7 BUCHAN STREET MOORABBIN
VIC 3189**

Sold Price

\$1,565,000

Sold Date

25-Nov-23



4



2



2

Distance

0.53km



**2 TASMAN ROAD BENTLEIGH EAST
VIC 3165**

Sold Price

\$1,840,000

Sold Date

14-Oct-23



4



2



2

Distance

1.49km



**7 HAMER STREET MOORABBIN VIC
3189**

Sold Price

^{RS} **\$1,600,000** ^{UN}

Sold Date

02-Dec-23



5



2



2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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