

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

4 BARBARA 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Moorabbin

Period-from

01 Sep 2021

to

31 Aug 2022

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

14 LEONIE AVENUE BENTLEIGH EAST VIC 3165	\$1,308,000	19-Sep-22
64 DENVER STREET BENTLEIGH EAST VIC 3165	\$1,265,000	17-Aug-22
11 DAWN STREET HIGHETT VIC 3190	\$1,310,000	02-Jul-22

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: 30 September 2022

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**14 LEONIE AVENUE BENTLEIGH
EAST VIC 3165**

4 2 2

Sold Price ^{RS} **\$1,308,000** ^{UN} Sold Date **19-Sep-22**

Distance **1.49km**



**64 DENVER STREET BENTLEIGH
EAST VIC 3165**

5 2 2

Sold Price ^{RS} **\$1,265,000** Sold Date **17-Aug-22**

Distance **0.75km**



**11 DAWN STREET HIGHETT VIC
3190**

3 2 2

Sold Price ^{RS} **\$1,310,000** Sold Date **02-Jul-22**

Distance **1.8km**

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

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