

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

15 Bataba Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,329,000 Property Type House Suburb Moorabbin

Period - From 01/04/2024 to 30/06/2024 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 | 18 Stayner Gr MOORABBIN 3189 | \$1,277,000 | 17/08/2024 |
| 2 | 4 Marrbridge Rd MOORABBIN 3189 | \$1,312,500 | 17/07/2024 |
| 3 | 10 Cooke Av HAMPTON EAST 3188 | \$1,299,000 | 06/07/2024 |

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: 10/09/2024 14:12



 4  2  2

Rooms: 7
Property Type: House
Land Size: 630 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,300,000
Median House Price
 June quarter 2024: \$1,329,000

Comparable Properties



18 Stayner Gr MOORABBIN 3189 (REI)

Agent Comments

 3  2  2

Price: \$1,277,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)



4 Marrbridge Rd MOORABBIN 3189 (REI)

Agent Comments

 3  2  4

Price: \$1,312,500
Method: Sold Before Auction
Date: 17/07/2024
Property Type: House (Res)
Land Size: 585 sqm approx



10 Cooke Av HAMPTON EAST 3188 (REI)

Agent Comments

 4  1  1

Price: \$1,299,000
Method: Sold Before Auction
Date: 06/07/2024
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480