

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

30 HEALEY 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

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Moorabbin

Period-from

01 Oct 2023

to

30 Sep 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

14 NICOL STREET HIGHETT VIC 3190	\$2,310,000	20-Jul-24
26 BOURNEVILLE AVENUE BRIGHTON EAST VIC 3187	\$2,400,000	25-May-24
10 PHILLIP STREET BENTLEIGH VIC 3204	\$2,210,000	18-Sep-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: 11 October 2024



14 NICOL STREET HIGHETT VIC 3190

4 3 2

Sold Price ^{RS} **\$2,310,000** Sold Date **20-Jul-24**

Distance **1.98km**



26 BOURNEVILLE AVENUE BRIGHTON EAST VIC 3187

3 1 -

Sold Price **\$2,400,000** Sold Date **25-May-24**

Distance **1.9km**



10 PHILLIP STREET BENTLEIGH VIC 3204

4 2 3

Sold Price ^{RS} **\$2,210,000** ^{UN} Sold Date **18-Sep-24**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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