

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

24b Linton Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$1,380,000

Property Type Townhouse

Suburb Moorabbin

Period - From 11/04/2023

to

10/04/2024

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	2/8 Caleb St BENTLEIGH EAST 3165	\$1,069,000	02/12/2023
2	23 Highview Rd BENTLEIGH EAST 3165	\$985,000	24/03/2024
3	2a Maher St HIGHETT 3190	\$950,000	10/02/2024

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:

11/04/2024 09:26

24b Linton Street, Moorabbin Vic 3189

**Jellis
Craig**

Angus McPherson

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Townhouse Price

11/04/2023 - 10/04/2024: \$1,380,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/8 Caleb St BENTLEIGH EAST 3165 (REI/VG) Agent Comments

3 2 2

Price: \$1,069,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



23 Highview Rd BENTLEIGH EAST 3165 (REI) Agent Comments

3 2 1

Price: \$985,000

Method: Sold After Auction

Date: 24/03/2024

Property Type: Townhouse (Res)



2a Maher St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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