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

8 Redholme Street, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betwee	\$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,253,000	Pro	operty Type	Hous	se		Suburb	Moorabbin	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2 Valerie St BENTLEIGH EAST 3165	\$1,420,000	29/08/2024
2	16 Daff Av HAMPTON EAST 3188	\$1,410,000	26/06/2024
3	31 Clay St MOORABBIN 3189	\$1,395,000	13/06/2024

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.

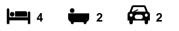
This Statement of Information was prepared on:

18/10/2024 10:47





Trent Collie 9593 4500

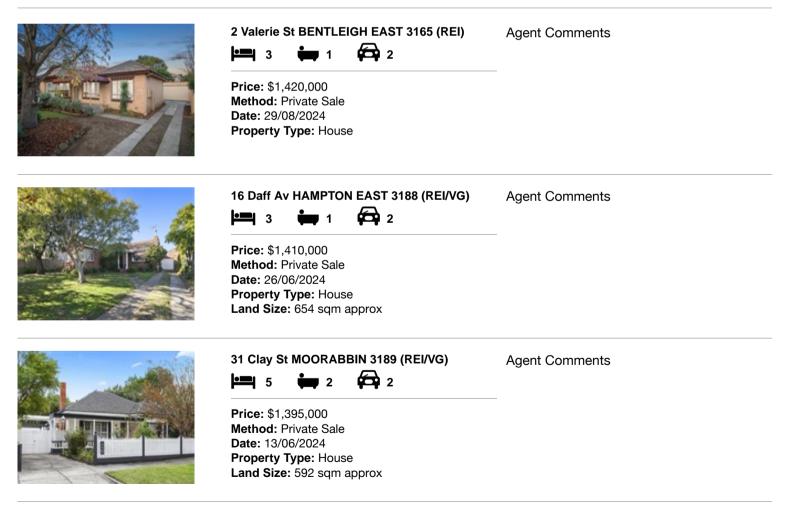


Property Type: House (Res)

0425 740 484 trentcollie@jelliscraig.com.au Indicative Selling Price \$1,350,000 - \$1,450,000

Median House Price September quarter 2024: \$1,253,000

Comparable Properties



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