

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,253,000

Property Type House

Suburb Moorabbin

Period - From 01/07/2024

to

30/09/2024

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 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

8 Redholme Street, Moorabbin Vic 3189

Jellis  
Craig

Trent Collie  
9593 4500  
0425 740 484

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2024: \$1,253,000



4 2 2

Property Type: House (Res)

## Comparable Properties



2 Valerie St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 1 2

Price: \$1,420,000  
Method: Private Sale  
Date: 29/08/2024  
Property Type: House



16 Daff Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,410,000  
Method: Private Sale  
Date: 26/06/2024  
Property Type: House  
Land Size: 654 sqm approx



31 Clay St MOORABBIN 3189 (REI/VG)

Agent Comments

5 2 2

Price: \$1,395,000  
Method: Private Sale  
Date: 13/06/2024  
Property Type: House  
Land Size: 592 sqm approx

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



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