

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

38 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$1,395,000

Property Type House

Suburb Moorabbin

Period - From 01/04/2021

to

30/06/2021

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	100 Rowans Rd MOORABBIN 3189	\$1,220,000	11/09/2021
2	5 Rica St MOORABBIN 3189	\$1,220,000	22/05/2021
3	2 Gavin St MOORABBIN 3189	\$1,210,000	17/07/2021

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:

21/09/2021 16:39



3 1 4

Property Type: House

Land Size: 645 sqm approx

Agent Comments

Proud 3 bedroom brick classic on a superb 645sqm appx. in the GRZ3 zone, featuring a lovely living room, north facing dining room, a huge rear garden, oversized garage, 2 workshops & a secure carport. Renovate, rebuild or redevelop (STCA), walk to G.R Bricker Reserve.

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median House Price

June quarter 2021: \$1,395,000

Comparable Properties



100 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 553 sqm approx



5 Rica St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 588 sqm approx



2 Gavin St MOORABBIN 3189 (REI)

Agent Comments

3 1 1

Price: \$1,210,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House

Land Size: 603 sqm approx

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