

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

5B Bruthen Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$1,250,000

&

\$1,295,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Moorabbin

Period - From 01/10/2019

to 31/12/2019

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	1/1 Romney CI MOORABBIN 3189	\$1,335,000	26/02/2020
2	23 Avon St MOORABBIN 3189	\$1,285,000	23/11/2019
3	1/2 Margaret St MOORABBIN 3189	\$1,256,500	03/02/2020

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:

20/04/2020 13:34

5B Bruthen Street, Moorabbin Vic 3189



4 3 2

Property Type: Townhouse (Res)

Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,295,000

Median House Price

December quarter 2019: \$1,150,000

Comparable Properties



1/1 Romney CI MOORABBIN 3189 (REI)

Agent Comments

4 3 3

Price: \$1,335,000

Method: Sold Before Auction

Date: 26/02/2020

Property Type: Townhouse (Res)



23 Avon St MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 2

Price: \$1,285,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

Land Size: 353 sqm approx



1/2 Margaret St MOORABBIN 3189 (REI/VG)

Agent Comments

4 3 2

Price: \$1,256,500

Method: Sold Before Auction

Date: 03/02/2020

Property Type: Townhouse (Res)

Account - Watermark Real Estate | P: 03 8564 8452



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.