

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 Hamer Street, Moorabbin Vic 3189

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$1,280,000

Property Type

Townhouse

Suburb

Moorabbin

Period - From

22/07/2022

to

21/07/2023

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 Atkinson St BENTLEIGH 3204	\$1,070,000	25/02/2023
2	1/136 Highett Rd HIGHETT 3190	\$1,005,000	06/05/2023
3	1/373 South Rd BRIGHTON EAST 3187	\$975,000	08/07/2023

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:

22/07/2023 15:35

24B Hamer Street, Moorabbin Vic 3189

ATRIA
REAL ESTATE

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Indicative Selling Price

\$950,000

Median Townhouse Price

22/07/2022 - 21/07/2023: \$1,280,000



3 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



1/1 Atkinson St BENTLEIGH 3204 (REI/VG)

Agent Comments

3 1 1

Price: \$1,070,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit

Land Size: 254 sqm approx



1/136 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 1 2

Price: \$1,005,000

Method: Auction Sale

Date: 06/05/2023

Rooms: 4

Property Type: Unit



1/373 South Rd BRIGHTON EAST 3187 (REI)

Agent Comments

3 1 1

Price: \$975,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Unit

Account - Atria Real Estate



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