# 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

22b Barbara Street, Moorabbin Vic 3189

#### Indicative selling price

Period - From

0	•	9	•	0	
Single price	e \$1,550,000				
Median sale p	rice*				
Median price		Property Type		Suburb	Moorabbin

#### Comparable property sales (\*Delete A or B below as applicable)

to

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

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source

Address of comparable property	Price	Date of sale
1		
2		
3		

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:

03/12/2024 10:33

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Townhouse Agent Comments

Indicative Selling Price \$1,550,000 No median price available

# **Comparable Properties**

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.

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