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

2 Baker Street Moorabbin VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$1,000,000	&	\$1,100,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,035,000	Property type	House	Suburb	Moorabbin			

Period-from 01 Mar 2019 29 Feb 2020 Source to

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 6 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
18 Royena Road Moorabbin VIC 3189	\$1,070,000	29-Feb-20
4 Bruthen Street Moorabbin VIC 3189	\$1,085,000	29-Feb-20
4 Hamer Street Moorabbin VIC 3189	\$1,075,000	29-Feb-20

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 6 months.

This Statement of Information was prepared on: 04 March 2020



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consumer.vic.gov.au

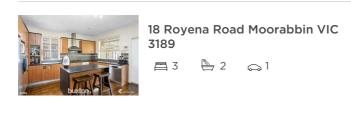


E brighton@belleproperty.com

\$1,070,000 Sold Date 29-Feb-20

Distance

1.05km





4 Brutl 3189	hen Stre	et Moorabbin VIC	Sold Price	\$1,085,000	Sold Date	29-Feb-20
▤ 3	1	Ģ1			Distance	0.77km

Sold Price

4 Hamer	Street	Moorabbin VIC 3189	Sold Price	\$1,075,000 ^{UN}	Sold Date	29-Feb-20
₿3 {) 1	⇔ ²			Distance	0.89km
92 Chapa	Bood	Moorobbin VIC	Sold Prico	\$1,050,000	Sold Data	08-Eeb-20



92 Chapel Road Moorabbin VIC 3189			Sold Price	\$1,050,000	Sold Date	08-Feb-20
📇 3 🗎	,1 ⊊	⇒ 2			Distance	0.27km

RS = Recent sale UN = Undisclosed Sale

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