

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

to

29 Feb 2020

Source

Corelogic

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

**18 Royena Road Moorabbin VIC 3189**
 3
  2
  1

Sold Price

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

Distance

1.05km**4 Bruthen Street Moorabbin VIC 3189**
 3
  1
  1

Sold Price

\$1,085,000Sold Date **29-Feb-20**

Distance

0.77km**4 Hamer Street Moorabbin VIC 3189**
 3
  1
  2

Sold Price

\$1,075,000^{UN}Sold Date **29-Feb-20**

Distance

0.89km**92 Chapel Road Moorabbin VIC 3189**
 3
  1
  2

Sold Price

\$1,050,000Sold Date **08-Feb-20**

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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