

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

2/47 Bulli Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$880,000

&

\$910,000

Median sale price

Median price \$965,500

Property Type Unit

Suburb Moorabbin

Period - From 01/07/2023

to 30/09/2023

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	3/2 Hinkler Av BENTLEIGH EAST 3165	\$925,000	05/09/2023
2	1/43 Bulli St MOORABBIN 3189	\$907,500	12/08/2023
3	5/3 Major St HIGHETT 3190	\$881,000	15/04/2023

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:

16/11/2023 11:04

2/47 Bulli Street, Moorabbin Vic 3189



2 2 2

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$910,000

Median Unit Price

September quarter 2023: \$965,500

Comparable Properties



3/2 Hinkler Av BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

2 1 2

Price: \$925,000

Method: Sold Before Auction

Date: 05/09/2023

Property Type: Unit



1/43 Bulli St MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$907,500

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



5/3 Major St HIGHETT 3190 (REI/VG)

Agent Comments

2 1 2

Price: \$881,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit

Land Size: 112 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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