

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

32A MARRBRIDGE ROAD 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 ORLOFF STREET BENTLEIGH EAST VIC 3165	\$1,271,000	05-Oct-24
11A SURREY STREET BENTLEIGH EAST VIC 3165	\$1,350,000	18-Sep-24
1/45 ELIZABETH STREET BENTLEIGH EAST VIC 3165	\$1,237,000	16-Oct-24

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 2025

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**8 ORLOFF STREET BENTLEIGH
EAST VIC 3165**
 3  2  1

Sold Price

\$1,271,000

Sold Date

05-Oct-24

Distance

0.86km

**11A SURREY STREET BENTLEIGH
EAST VIC 3165**
 3  2  1

Sold Price

\$1,350,000

Sold Date

18-Sep-24

Distance

1.53km

**1/45 ELIZABETH STREET
BENTLEIGH EAST VIC 3165**
 3  2  2

Sold Price

\$1,237,000

Sold Date

16-Oct-24

Distance

1.89km
RS = Recent sale

UN = Undisclosed Sale

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