

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

1/15 Bruthen Street, Moorabbin Vic 3189

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$765,250

Property Type Unit

Suburb Moorabbin

Period - From 01/04/2019

to 31/03/2020

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	221 Chesterville Rd MOORABBIN 3189	\$845,000	07/12/2019
2	1/45 East Boundary Rd BENTLEIGH EAST 3165	\$842,000	13/11/2019
3	2/14 Joan St MOORABBIN 3189	\$828,000	26/10/2019

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:

22/04/2020 21:29



 3  1.5  2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



221 Chesterville Rd MOORABBIN 3189
(REI/VG)

Agent Comments

 3  1  2

Price: \$845,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 600 sqm approx



1/45 East Boundary Rd BENTLEIGH EAST
3165 (REI/VG)

Agent Comments

 3  1  1

Price: \$842,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Villa

2/14 Joan St MOORABBIN 3189 (REI/VG)

Agent Comments

 2  1  2

Price: \$828,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)