

# 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

5a Bruthen Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,230,000 & \$1,350,000

### Median sale price

Median price \$1,150,000 Property Type House Suburb Moorabbin

Period - From 01/10/2019 to 31/12/2019 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	23 Avon St MOORABBIN 3189	\$1,285,000	23/11/2019
2	22a Northam Rd BENTLEIGH EAST 3165	\$1,249,000	13/12/2019
3	36b Blamey St BENTLEIGH EAST 3165	\$1,221,000	19/12/2019

**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:

10/03/2020 16:41

5a Bruthen Street, Moorabbin Vic 3189



4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,230,000 - \$1,350,000

**Median House Price**

December quarter 2019: \$1,150,000

## Comparable Properties



**23 Avon St MOORABBIN 3189 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 353 sqm approx



**22a Northam Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,249,000

**Method:** Private Sale

**Date:** 13/12/2019

**Property Type:** Townhouse (Single)

**Land Size:** 325 sqm approx



**36b Blamey St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,221,000

**Method:** Private Sale

**Date:** 19/12/2019

**Rooms:** 10

**Property Type:** Townhouse (Single)

Account - Watermark Real Estate | P: 03 8564 8452



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.