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	42 Bulli Street, Moorabbin, VIC 3189

Indicative selling price

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

Range between $930,000 & $970,000

Median sale price

Median price $1,325,000 Property Type House Suburb MOORABBIN

Period - From 06/05/2024 to 05/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	6/19 Schofield Street Moorabbin Vic 3189	$1,000,000	2024-10-21
2	239 Chesterville Road Moorabbin Vic 3189	$952,800	2024-08-31
3	1014 Nepean Highway Moorabbin Vic 3189	$980,000	2024-06-23

This Statement of Information was prepared on: 06/11/2024