## 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

103/11 Central Avenue, Moorabbin Vic 3189

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$530,000			
Median sale price								
Median price	\$596,000	Pro	operty Type	Unit			Suburb	Moorabbin
Period - From	14/05/2023	to	13/05/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	804/6 Station St MOORABBIN 3189	\$583,000	02/03/2024
2	604/11 Central Av MOORABBIN 3189	\$560,000	28/02/2024
3	506/11 Central Av MOORABBIN 3189	\$520,000	04/03/2024

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:

14/05/2024 12:22









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$500,000 - \$530,000 Median Unit Price 14/05/2023 - 13/05/2024: \$596,000

# **Comparable Properties**



804/6 Station St MOORABBIN 3189 (REI)



Price: \$583,000 Method: Sold Before Auction Date: 02/03/2024 Property Type: Apartment Agent Comments

Agent Comments



604/11 Central Av MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$560,000 Method: Private Sale Date: 28/02/2024 Property Type: Apartment

506/11 Central Av MOORABBIN 3189 (REI)



Price: \$520,000 Method: Private Sale Date: 04/03/2024 Property Type: Apartment

#### Account - Atria Real Estate



propertydata

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