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

105/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

For the meaning	of this price see	consu	umer.vic.go	v.au/	underquot	ing		
Range betweer	n \$500,000		&		\$520,000			
Median sale p	rice							
Median price	\$610,000	Prop	perty Type	Unit			Suburb	Moorabbin
Period - From	22/01/2023	to 2	21/01/2024		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	701/17 Taylor St MOORABBIN 3189	\$580,000	29/07/2023
2	4/3 William St MOORABBIN 3189	\$550,000	28/10/2023
3	104/15 Major St HIGHETT 3190	\$525,000	13/12/2023

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:

22/01/2024 10:53









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$500,000 - \$520,000 **Median Unit Price** 22/01/2023 - 21/01/2024: \$610,000

Comparable Properties



701/17 Taylor St MOORABBIN 3189 (VG) 2

Price: \$580,000 Method: Sale Date: 29/07/2023 Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

2 bed, 2 bath, 1 car



4/3 William St MOORABBIN 3189 (REI/VG)

2 2



Price: \$550,000 Method: Auction Sale Date: 28/10/2023 Property Type: Apartment

104/15 Major St HIGHETT 3190 (REI)



Agent Comments



Price: \$525.000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment

Account - Atria Real Estate





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