

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$520,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Moorabbin

Period - From 22/01/2023 to 21/01/2024 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	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)

Agent Comments



2 bed, 2 bath, 1 car

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



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

Agent Comments



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