

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

210/29-37 GENOA STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

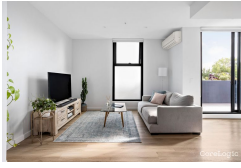
Date of sale

207/18 STATION STREET HIGHETT VIC 3190	\$800,000	06-Apr-24
15/6 DART STREET HIGHETT VIC 3190	\$762,000	06-Apr-24
5/38 JEAN STREET CHELTENHAM VIC 3192	\$841,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 02 May 2024



**207/18 STATION STREET HIGHETT
VIC 3190**

Sold Price

^{RS} **\$800,000**

Sold Date **06-Apr-24**

3 2 2

Distance **1.57km**



**15/6 DART STREET HIGHETT VIC
3190**

Sold Price

^{RS} **\$762,000** ^{UN}

Sold Date **06-Apr-24**

3 2 2

Distance **1.74km**



**5/38 JEAN STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS} **\$841,000**

Sold Date **23-Mar-24**

3 2 2

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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