

# 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 302/17 Taylor Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$820,000 Property Type Unit Suburb Moorabbin

Period - From 01/01/2024 to 31/03/2024 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	9/6 Dart St HIGHETT 3190	\$672,000	24/01/2024
2	405/277 Centre Rd BENTLEIGH 3204	\$665,000	12/03/2024
3			

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.

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 2  2  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

March quarter 2024: \$820,000

## Comparable Properties



9/6 Dart St HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  1

**Price:** \$672,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** Apartment

405/277 Centre Rd BENTLEIGH 3204 (REI)

Agent Comments

 2  2  2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 12/03/2024

**Property Type:** Apartment

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.

Account - Lynchs Real Estate | P: 03 9555 1911