

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 404/6 Station 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)

Range between \$*450,000 & \$495,000

Median sale price

Median price \$620,000 Property type *Apartment* Suburb Moorabbin

Period - From 15/12/2023 to 14/12/2023 Source realestate.com.au

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 – 605/6 Station Street, Moorabbin	\$440,000	18/9/2023
2 – 806/6 Station Street, Moorabbin	\$450,000	16/10/2023
3 – 503/6 Station Street, Moorabbin	\$485,000	26/8/2023

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: 14/12/2023