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
605/6 Station Street, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $430,000 | & | $465,000

Median sale price

Median price | $805,000 | Property Type | Unit | Suburb | Moorabbin

Period - From | 01/04/2023 | to | 30/06/2023 | 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	1/8 Brentwood St BENTLEIGH 3204	$465,000	23/02/2023
2	103/8 Railway Cr BENTLEIGH 3204	$460,109	20/02/2023
3	702/6 Station St MOORABBIN 3189	$450,000	28/04/2023

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: 02/08/2023 13:26

🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $465,000
Median Unit Price
June quarter 2023: $805,000

Comparable Properties

1/8 Brentwood St BENTLEIGH 3204 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $465,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment

Agent Comments

103/8 Railway Cr BENTLEIGH 3204 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $460,109
Method: Private Sale
Date: 20/02/2023
Property Type: Unit

Agent Comments

702/6 Station St MOORABBIN 3189 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $450,000
Method: Private Sale
Date: 28/04/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372