

# 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 906/6 Station 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 \$480,000 & \$500,000

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	108/1 Major St HIGHETT 3190	\$500,000	01/02/2024
2	503/6 Station St MOORABBIN 3189	\$485,000	26/08/2023
3	504/6 Station St MOORABBIN 3189	\$480,000	03/11/2023

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: 22/02/2024 19:24



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$480,000 - \$500,000

**Median Unit Price**

Year ending December 2023: \$805,000

## Comparable Properties



**108/1 Major St HIGHETT 3190 (REI)**

Agent Comments

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**Price:** \$500,000

**Method:** Private Sale

**Date:** 01/02/2024

**Property Type:** Apartment

**503/6 Station St MOORABBIN 3189 (VG)**

Agent Comments

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**Price:** \$485,000

**Method:** Sale

**Date:** 26/08/2023

**Property Type:** Flat/Unit/Apartment (Res)

**504/6 Station St MOORABBIN 3189 (VG)**

Agent Comments

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**Price:** \$480,000

**Method:** Sale

**Date:** 03/11/2023

**Property Type:** Strata Unit/Flat

Account - Lynchs Real Estate | P: 03 9555 1911



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