

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

911/6 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)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,500

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jun 2023

to

31 May 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

901/6 STATION STREET MOORABBIN VIC 3189	500000	05-Apr-24
604/11 CENTRAL AVENUE MOORABBIN VIC 3189	560000	28-Feb-24
506/11 CENTRAL AVENUE MOORABBIN VIC 3189	520000	04-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.~~

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**901/6 STATION STREET
MOORABBIN VIC 3189**

2 1 1

Sold Price

500000

Sold Date **05-Apr-24**

Distance

-



**604/11 CENTRAL AVENUE
MOORABBIN VIC 3189**

2 2 1

Sold Price

560000

Sold Date **28-Feb-24**

Distance

0.08km



**506/11 CENTRAL AVENUE
MOORABBIN VIC 3189**

2 2 1

Sold Price

520000

Sold Date **04-Mar-24**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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