

# 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 202/11 Central Avenue, 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 \$490,000 & \$520,000

### Median sale price

Median price \$806,750 Property Type Unit Suburb Moorabbin

Period - From 01/10/2023 to 30/09/2024 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 | 911/6 Station St MOORABBIN 3189    | \$530,000 | 13/07/2024   |
| 2 | 405/336 South Rd HAMPTON EAST 3188 | \$550,000 | 12/06/2024   |
| 3 | 103/11 Central Av MOORABBIN 3189   | \$510,000 | 28/05/2024   |

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: 14/10/2024 10:46



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$520,000

**Median Unit Price**

Year ending September 2024: \$806,750

## Comparable Properties



**911/6 Station St MOORABBIN 3189 (REI/VG)**

**Agent Comments**



**Price:** \$530,000

**Method:** Auction Sale

**Date:** 13/07/2024

**Property Type:** Apartment



**405/336 South Rd HAMPTON EAST 3188 (REI/VG)**

**Agent Comments**



**Price:** \$550,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** Apartment



**103/11 Central Av MOORABBIN 3189 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Apartment

**Account - Barry Plant | P: 03 9803 0400**