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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$490,000		&		\$520,000			
Median sale p	rice							
Median price	\$806,750	Pro	operty Type	Unit			Suburb	Moorabbin
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress 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)



Price: \$530,000 Method: Auction Sale Date: 13/07/2024 Property Type: Apartment



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

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



propertydata

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