

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 506/11 Central Avenue, Moorabbin Vic 3189
Including suburb or locality and postcode

Indicative selling price

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

Range between \$510,000 & \$520,000

Median sale price

Median price \$589,500 Property Type Unit Suburb Moorabbin

Period - From 16/12/2022 to 15/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	406/11 Central Av MOORABBIN 3189	\$530,000	22/06/2023
2	207/11 Central Av MOORABBIN 3189	\$520,000	19/07/2023
3	403/11 Central Av MOORABBIN 3189	\$520,000	24/05/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16/12/2023 13:51



Property Type: Apartment

Agent Comments

Comparable Properties

406/11 Central Av MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/06/2023

Property Type: Apartment

207/11 Central Av MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$520,000

Method: Private Sale

Date: 19/07/2023

Property Type: Apartment



403/11 Central Av MOORABBIN 3189 (REI/VG) Agent Comments



Price: \$520,000

Method: Private Sale

Date: 24/05/2023

Property Type: Apartment

Account - Atria Real Estate