

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

802/4-6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$480,000 & \$510,000

Median sale price

Median price \$618,500 Property Type Unit Suburb Moorabbin

Period - From 01/01/2021 to 31/03/2021 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	301/11 Central Av MOORABBIN 3189	\$505,000	22/01/2021
2	4/489 Highett Rd HIGHETT 3190	\$500,000	23/03/2021
3	216/284-286 Highett Rd HIGHETT 3190	\$498,000	24/03/2021

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:

11/05/2021 17:37

 2  1  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$510,000

Median Unit Price

March quarter 2021: \$618,500

Comparable Properties

301/11 Central Av MOORABBIN 3189 (VG)

Agent Comments

 2  -  -

Price: \$505,000

Method: Sale

Date: 22/01/2021

Property Type: Flat/Unit/Apartment (Res)



4/489 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 23/03/2021

Property Type: Unit



216/284-286 Highett Rd HIGHETT 3190 (REI)

Agent Comments

 2  2  1

Price: \$498,000

Method: Private Sale

Date: 24/03/2021

Property Type: Apartment