

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode **5/9-13 Hillston Road, Moorabbin**

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 \$650,000 & \$700,000

Median sale price

Median price \$830,000 Property type Unit Suburb Moorabbin

Period - From 01/04/2024 to 30/06/2024 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 10/6 Thistle Grove, Highett 3190	\$696,500	27/07/2024
2 4/4-6 Maxwell Court, Moorabbin 3189	\$660,000	25/08/2024
3 4/8 Thistle Grove, Highett 3190	\$725,000	24/08/2024

This Statement of Information was prepared on: 09/09/2024 15:30