

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

604/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between

\$510,000

&

\$550,000

Median sale price

Median price

\$614,500

Property Type

Unit

Suburb

Moorabbin

Period - From

28/04/2021

to

27/04/2022

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	9/2 Thistle Gr HIGHETT 3190	\$555,000	09/04/2022
2	1/60-66 Patterson Rd BENTLEIGH 3204	\$550,000	24/01/2022
3	102/1 Major St HIGHETT 3190	\$540,000	24/01/2022

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:

28/04/2022 12:58

604/11 Central Avenue, Moorabbin Vic 3189

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2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

28/04/2021 - 27/04/2022: \$614,500

Comparable Properties



9/2 Thistle Gr HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$555,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Unit



1/60-66 Patterson Rd BENTLEIGH 3204 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 24/01/2022

Property Type: Apartment



102/1 Major St HIGHETT 3190 (VG)

Agent Comments

2 - -

Price: \$540,000

Method: Sale

Date: 24/01/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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