

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 \$550,000 & \$570,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Moorabbin

Period - From 15/02/2023 to 14/02/2024 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	405/17 Taylor St MOORABBIN 3189	\$648,500	18/01/2024
2	9/3 Faulkner St BENTLEIGH 3204	\$630,000	23/10/2023
3	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024

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: 15/02/2024 14:11



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$570,000

Median Unit Price

15/02/2023 - 14/02/2024: \$620,000

Comparable Properties

405/17 Taylor St MOORABBIN 3189 (VG)

Agent Comments

2 - -

2 bed, 2 bath, 1 car

Price: \$648,500

Method: Sale

Date: 18/01/2024

Property Type: Flat/Unit/Apartment (Res)



9/3 Faulkner St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$630,000

Method: Private Sale

Date: 23/10/2023

Property Type: Unit



301/451 South Rd BENTLEIGH 3204 (REI)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment

Account - Atria Real Estate