

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

104/37 GENOA STREET MOORABBIN VIC 3189

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

\$749,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 41 MULBERRY AVENUE CHELTENHAM VIC 3192 | \$745,000 | 23-Sep-24 |
| 44 CENTRAL PARK WALK CHELTENHAM VIC 3192 | \$765,000 | 28-Nov-24 |
| 1/65 BERNARD STREET CHELTENHAM VIC 3192 | \$811,000 | 27-Sep-24 |

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 6 months.~~

This Statement of Information was prepared on: 22 January 2025



**41 MULBERRY AVENUE
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$745,000** Sold Date **23-Sep-24**

Distance **1.68km**



**44 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

3 2 1

Sold Price ^{RS} **\$765,000** Sold Date **28-Nov-24**

Distance **1.7km**



**1/65 BERNARD STREET
CHELTENHAM VIC 3192**

3 1 2

Sold Price **\$811,000** Sold Date **27-Sep-24**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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