

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 609/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Single price \$500,000

Median sale price

Median price \$955,000 House Unit X Suburb Moorabbin

Period - From 01/04/2018 to 30/06/2018 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	502/11 Central Av MOORABBIN 3189	\$550,700	14/06/2018
2	803/6 Station St MOORABBIN 3189	\$502,500	24/03/2018
3	5/44 Beaumaris Pde HIGHETT 3190	\$499,000	27/08/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000

Median Unit Price

June quarter 2018: \$955,000

Comparable Properties

502/11 Central Av MOORABBIN 3189 (REI/VG) Agent Comments
**Price:** \$550,700**Method:** Sold Before Auction**Date:** 14/06/2018**Rooms:** -**Property Type:** Apartment
803/6 Station St MOORABBIN 3189 (REI/VG) Agent Comments
**Price:** \$502,500**Method:** Private Sale**Date:** 24/03/2018**Rooms:** 4**Property Type:** Apartment
5/44 Beaumaris Pde HIGHETT 3190 (REI) Agent Comments
**Price:** \$499,000**Method:** Private Sale**Date:** 27/08/2018**Rooms:** 4**Property Type:** Apartment