

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

701/6 STATION 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

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Aug 2021

to

31 Jul 2022

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

714/6 STATION STREET MOORABBIN VIC 3189	\$480,000	24-Mar-22
202/1 FAULKNER STREET BENTLEIGH VIC 3204	\$490,000	11-Apr-22
11/11 BRENTWOOD STREET BENTLEIGH VIC 3204	\$460,000	19-Jun-22

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: 26 August 2022

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**714/6 STATION STREET
MOORABBIN VIC 3189**

2 2 1

Sold Price **\$480,000** Sold Date **24-Mar-22**

Distance **0km**



**202/1 FAULKNER STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$490,000** Sold Date **11-Apr-22**

Distance **0.37km**



**11/11 BRENTWOOD STREET
BENTLEIGH VIC 3204**

2 1 1

Sold Price **\$460,000** Sold Date **19-Jun-22**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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