

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

7/25 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$395,000

&

\$434,500

Median sale price

Median price \$1,065,000

Property Type Unit

Suburb Moorabbin

Period - From 01/10/2021

to 31/12/2021

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	6/131 Cavanagh St CHELTENHAM 3192	\$425,000	18/12/2021
2	6/1161 Nepean Hwy HIGHETT 3190	\$420,000	24/12/2021
3	9/131 Cavanagh St CHELTENHAM 3192	\$405,000	11/02/2022

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:

18/03/2022 11:12



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$395,000 - \$434,500

Median Unit Price

December quarter 2021: \$1,065,000

Comparable Properties



6/131 Cavanagh St CHELTENHAM 3192 (REI/VG)

Agent Comments

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Price: \$425,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Apartment



6/1161 Nepean Hwy HIGHETT 3190 (VG)

Agent Comments

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Price: \$420,000

Method: Sale

Date: 24/12/2021

Property Type: Flat/Unit/Apartment (Res)



9/131 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$405,000

Method: Auction Sale

Date: 11/02/2022

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216