

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

103/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$500,000 & \$530,000

Median sale price

Median price \$596,000 Property Type Unit Suburb Moorabbin

Period - From 14/05/2023 to 13/05/2024 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	804/6 Station St MOORABBIN 3189	\$583,000	02/03/2024
2	604/11 Central Av MOORABBIN 3189	\$560,000	28/02/2024
3	506/11 Central Av MOORABBIN 3189	\$520,000	04/03/2024

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:

14/05/2024 12:22



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$500,000 - \$530,000

Median Unit Price

14/05/2023 - 13/05/2024: \$596,000

Comparable Properties



804/6 Station St MOORABBIN 3189 (REI)

Agent Comments

2 2 1

Price: \$583,000

Method: Sold Before Auction

Date: 02/03/2024

Property Type: Apartment



604/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



506/11 Central Av MOORABBIN 3189 (REI)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment

Account - Atria Real Estate