

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

105/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$475,000 & \$500,000

Median sale price

Median price \$640,500 Property Type Unit Suburb Moorabbin

Period - From 12/03/2023 to 11/03/2024 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	706/17 Taylor St MOORABBIN 3189	\$596,000	01/02/2024
2	3/17 Keiller St HAMPTON EAST 3188	\$575,000	02/03/2024
3	301/451 South Rd BENTLEIGH 3204	\$550,000	02/02/2024

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: 12/03/2024 11:46



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$475,000 - \$500,000

Median Unit Price

12/03/2023 - 11/03/2024: \$640,500

Comparable Properties



706/17 Taylor St MOORABBIN 3189 (REI)

Agent Comments

2 2 1

Price: \$596,000

Method: Private Sale

Date: 01/02/2024

Property Type: Apartment



3/17 Keiller St HAMPTON EAST 3188 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Unit



301/451 South Rd BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 02/02/2024

Property Type: Apartment

Account - Atria Real Estate