

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

207/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Moorabbin

Period - From 20/06/2022

to 19/06/2023

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	3/15 Central Av MOORABBIN 3189	\$670,000	22/04/2023
2	2/15 Central Av MOORABBIN 3189	\$650,000	25/03/2023
3	201/336 South Rd HAMPTON EAST 3188	\$560,000	05/05/2023

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:

20/06/2023 11:47



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$520,000 - \$530,000

Median Unit Price

20/06/2022 - 19/06/2023: \$600,000

Comparable Properties



3/15 Central Av MOORABBIN 3189 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 22/04/2023

Property Type: Apartment



2/15 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Apartment



201/336 South Rd HAMPTON EAST 3188 (REI)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 05/05/2023

Property Type: Unit

Account - Atria Real Estate