

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

901/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Moorabbin

Period - From 01/10/2023 to 31/12/2023 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	3/93 Highett Rd HAMPTON 3188	\$535,500	26/11/2023
2	104/15 Major St HIGHETT 3190	\$525,000	13/12/2023
3	110/29 Loranne St BENTLEIGH 3204	\$525,000	04/12/2023

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:

01/02/2024 08:54



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 1906 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2023: \$655,000

Comparable Properties



3/93 Highett Rd HAMPTON 3188 (REI/VG)

Agent Comments

2 1 2

Price: \$535,500
Method: Private Sale
Date: 26/11/2023
Property Type: Apartment



104/15 Major St HIGHETT 3190 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment



110/29 Loranne St BENTLEIGH 3204 (REI/VG)

Agent Comments

2 2 1

Price: \$525,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment