

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

405/17 TAYLOR STREET MOORABBIN VIC 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

902/17 TAYLOR STREET MOORABBIN VIC 3189	\$580,000	02-Nov-24
305/17 TAYLOR STREET MOORABBIN VIC 3189	\$620,000	01-Mar-24
904/17 TAYLOR STREET MOORABBIN VIC 3189	\$625,000	18-May-24

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 6 months.~~

This Statement of Information was prepared on: 17 February 2025



**902/17 TAYLOR STREET
MOORABBIN VIC 3189**

 2  2  1

Sold Price **\$580,000** Sold Date **02-Nov-24**

Distance **0km**



**305/17 TAYLOR STREET
MOORABBIN VIC 3189**

 2  2  1

Sold Price **\$620,000** Sold Date **01-Mar-24**

Distance **0km**



**904/17 TAYLOR STREET
MOORABBIN VIC 3189**

 2  2  -

Sold Price **\$625,000** Sold Date **18-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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