

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

202/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price

\$806,750

Property Type

Unit

Suburb

Moorabbin

Period - From

01/10/2023

to

30/09/2024

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	911/6 Station St MOORABBIN 3189	\$530,000	13/07/2024
2	405/336 South Rd HAMPTON EAST 3188	\$550,000	12/06/2024
3	103/11 Central Av MOORABBIN 3189	\$510,000	28/05/2024

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:

14/10/2024 10:46



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

Year ending September 2024: \$806,750

Comparable Properties



911/6 Station St MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$530,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Apartment



405/336 South Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/06/2024

Property Type: Apartment



103/11 Central Av MOORABBIN 3189 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 28/05/2024

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400