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

303/11 Central Avenue, Moorabbin Vic 3189

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$540,000		&		\$560,000				
Median sale p	rice								
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Moorabbin	
Period - From	13/05/2024	to	12/05/2025		So	urce	Property	/ Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	9/3 William St MOORABBIN 3189	\$595,000	19/04/2025
2	201/1056 Nepean Hwy HIGHETT 3190	\$570,000	07/04/2025
3	503/11 Central Av MOORABBIN 3189	\$560,000	08/02/2025

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:

13/05/2025 09:55





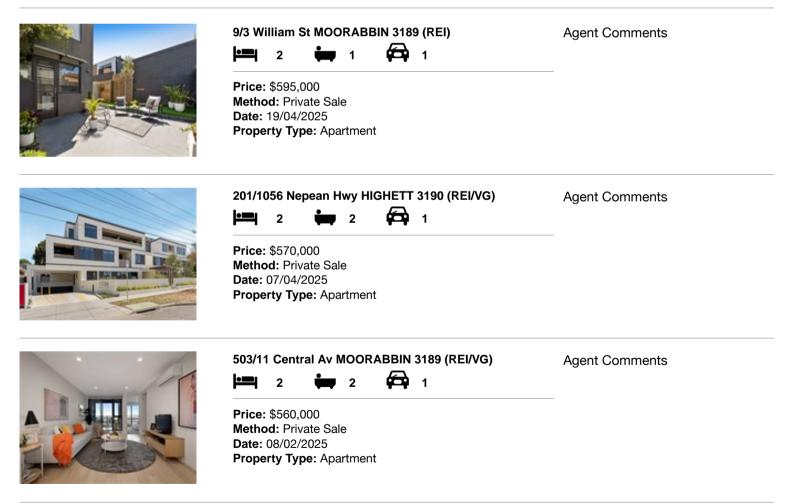




Property Type: Apartment Agent Comments

Indicative Selling Price \$540,000 - \$560,000 Median Unit Price 13/05/2024 - 12/05/2025: \$685,000

Comparable Properties



Account - Atria Real Estate



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