

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

6/2 COOMA 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,900

Property type

Unit

Suburb

Moorabbin

Period-from

01 Jul 2024

to

30 Jun 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

6/50 BARILLA ROAD MOORABBIN VIC 3189	\$905,000	17-May-25
16A NOWRA STREET MOORABBIN VIC 3189	\$950,000	10-Apr-25
2/30-32 MARQUIS ROAD BENTLEIGH VIC 3204	\$890,000	24-May-25

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.~~

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6/50 BARILLA ROAD MOORABBIN VIC 3189 Sold Price **\$905,000** Sold Date **17-May-25**

3 1 1

Distance **0.43km**



16A NOWRA STREET MOORABBIN VIC 3189 Sold Price **\$950,000** Sold Date **10-Apr-25**

3 2 1

Distance **0.43km**



2/30-32 MARQUIS ROAD BENTLEIGH VIC 3204 Sold Price **\$890,000** Sold Date **24-May-25**

3 1 2

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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