

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

6/50 BARILLA ROAD 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

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Moorabbin

Period-from

01 Apr 2024

to

31 Mar 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

2/9 BARBARA STREET MOORABBIN VIC 3189

\$900,000

07-Dec-24

1 CHARNWOOD LANE CHELTENHAM VIC 3192

\$932,000

12-Apr-25

15/7-13 GRAHAM ROAD HIGHETT VIC 3190

\$830,000

01-Mar-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.~~

This Statement of Information was prepared on: 16 April 2025

Harrison Mosley

M 0423 194 302

E harrison.m@obrienrealestate.com.au


**2/9 BARBARA STREET
MOORABBIN VIC 3189**
 3  2  1

Sold Price **\$900,000** Sold Date **07-Dec-24**

Distance **1.03km**

**1 CHARNWOOD LANE
CHELTENHAM VIC 3192**
 3  1  1

Sold Price ^{RS} **\$932,000** Sold Date **12-Apr-25**

Distance **1.85km**

**15/7-13 GRAHAM ROAD HIGHETT
VIC 3190**
 3  1  2

Sold Price ^{RS} **\$830,000** ^{UN} Sold Date **01-Mar-25**

Distance **1.56km**
RS = Recent sale

UN = Undisclosed Sale

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