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	605/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Single price $440,000

Median sale price

Median price $805,000 Property Type Unit Suburb Moorabbin

Period - From 01/04/2023 to 30/06/2023 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	601/6 Station St MOORABBIN 3189	$475,000	05/04/2023
2	702/6 Station St MOORABBIN 3189	$450,000	28/04/2023
3	145/75 Graham Rd HIGHETT 3190	$435,000	28/07/2023

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: 05/09/2023 17:28

605/6 Station Street, Moorabbin Vic 3189



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000
Median Unit Price
June quarter 2023: $805,000

Comparable Properties



601/6 Station St MOORABBIN 3189 (REI/VG)

2 1 1

Price: $475,000
Method: Private Sale
Date: 05/04/2023
Property Type: Apartment

Agent Comments



702/6 Station St MOORABBIN 3189 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 28/04/2023
Property Type: Apartment

Agent Comments



145/75 Graham Rd HIGHETT 3190 (REI)

2 1 1

Price: $435,000
Method: Private Sale
Date: 28/07/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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