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	6/25 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Range between $450,000 & $470,000

Median sale price

Median price $600,000 Property Type Unit Suburb Moorabbin

Period - From 03/07/2022 to 02/07/2023 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	19/76 East Boundary Rd BENTLEIGH EAST 3165	$467,500	16/05/2023
2	1/8 Brentwood St BENTLEIGH 3204	$465,000	23/02/2023
3	4/2 Wren Rd MOORABBIN 3189	$450,000	23/02/2023

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: 03/07/2023 08:18

6/25 Genoa Street, Moorabbin Vic 3189



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $470,000
Median Unit Price
03/07/2022 - 02/07/2023: $600,000

Comparable Properties



19/76 East Boundary Rd BENTLEIGH EAST 3165 (REI/VG)

2 1 1

Price: $467,500
Method: Private Sale
Date: 16/05/2023
Property Type: Apartment

Agent Comments



1/8 Brentwood St BENTLEIGH 3204 (REI/VG)

2 1 1

Price: $465,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment

Agent Comments

4/2 Wren Rd MOORABBIN 3189 (VG)

- - -

Price: $450,000
Method: Sale
Date: 23/02/2023
Property Type: Factory
Land Size: 107 sqm approx

Agent Comments

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

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