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	415/6 Station Street, Moorabbin Vic 3189

Indicative selling price

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

Single price $525,000

Median sale price

Median price $583,000 Property Type Unit Suburb Moorabbin

Period - From 01/10/2023 to 30/09/2024 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	203/6 Station St MOORABBIN 3189	$455,000	23/09/2024
2	911/6 Station St MOORABBIN 3189	$530,000	13/07/2024
3	514/6 Station St MOORABBIN 3189	$570,000	15/05/2024

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: 01/10/2024 17:47



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
01/10/2023 - 30/09/2024: $583,000

Comparable Properties



203/6 Station St MOORABBIN 3189 (REI)

2 1 1

Price: $455,000
Method: Private Sale
Date: 23/09/2024
Property Type: Apartment

Agent Comments



911/6 Station St MOORABBIN 3189 (REI/VG)

2 2 1

Price: $530,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Apartment

Agent Comments



514/6 Station St MOORABBIN 3189 (REI/VG)

2 2 1

Price: $570,000
Method: Private Sale
Date: 15/05/2024
Property Type: Apartment

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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