Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	3/23 Genoa Street, Moorabbin Vic 3189

Indicative selling price

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

Range between \$500,000 & \$550,0

Median sale price

Median price	\$740,000	Pro	perty Type Ur	nit		Suburb	Moorabbin
Period - From	04/07/2024	to	03/07/2025	So	ource	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	4/81 Wilson St CHELTENHAM 3192	\$510,000	22/05/2025
2	6/8 Brentwood St BENTLEIGH 3204	\$501,000	17/05/2025
3	5/1 Ranleigh Ct MOORABBIN 3189	\$500,000	22/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2025 11:31









Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 04/07/2024 - 03/07/2025: \$740,000

Comparable Properties



4/81 Wilson St CHELTENHAM 3192 (REI)

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Agent Comments

Price: \$510,000 Method: Private Sale Date: 22/05/2025

Property Type: Apartment



6/8 Brentwood St BENTLEIGH 3204 (REI/VG)

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Agent Comments

Price: \$501,000 Method: Auction Sale Date: 17/05/2025

Property Type: Apartment



5/1 Ranleigh Ct MOORABBIN 3189 (REI)

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Price: \$500,000
Method: Private Sale

Property Type: Apartment

Date: 22/03/2025

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216





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