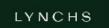
Statement of Information

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 Ronald St	6 Ronald Street, Moorabbin Vic 3189						
Indicative selling pri	ce							
For the meaning of this	price see con	sumer.vic.gov.au	ı/underquot	ting				
Range between \$1,70	00,000	&	& \$1,800,000					
Median sale price								
Median price \$1,295	,000 Pr	operty Type Hou	ıse	;	Suburb	Moorabbin		
Period - From 01/04/2	2025 to	30/06/2025	So	ource	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					Pr	rice	Date of sale	
1								
2								
3								
OR								
		representative rewood wo kilometres of						
This Statement of Information was prepared on:					on:	22/07/2025 14:25		





Kieran Lynch (03) 9555 1911 0430 306 801 kieran@lynchs.com

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price June quarter 2025: \$1,295,000





Property Type: House Land Size: 604 sqm approx Agent Comments

Comparable Properties

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.

Account - Lynchs Real Estate | P: 03 9555 1911



