

# 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

9 William Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,315,044 Property Type House Suburb Moorabbin

Period - From 01/07/2023 to 30/09/2023 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	16 Wimmera St MOORABBIN 3189	\$985,000	06/09/2023
2	1065 Nepean Hwy MOORABBIN 3189	\$940,000	24/07/2023
3	267 Chesterville Rd MOORABBIN 3189	\$930,000	21/10/2023

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:

23/11/2023 17:22



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**Rooms:** 7  
**Property Type:** House  
**Land Size:** 543 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 September quarter 2023: \$1,315,044

Count up the bedrooms (there are four), add in the bathrooms (there are two), factor in two areas to live... and find your answer to Moorabbin's best family value in these approx 543sqm grounds.

## Comparable Properties

16 Wimmera St MOORABBIN 3189 (VG)

Agent Comments

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**Price:** \$985,000  
**Method:** Sale  
**Date:** 06/09/2023  
**Property Type:** House (Res)  
**Land Size:** 538 sqm approx



1065 Nepean Hwy MOORABBIN 3189 (REI/VG)

Agent Comments

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**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 24/07/2023  
**Property Type:** House  
**Land Size:** 534 sqm approx



267 Chesterville Rd MOORABBIN 3189 (REI)

Agent Comments

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**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx

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