#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	9 William Street, Moorabbin Vic 3189
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$900,000	&	\$990,000
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#### Median sale price

Median price	\$1,315,044	Pro	perty 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

	areas or comparable property	1 1100	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.

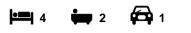
This Statement of Information was prepared on:	23/11/2023 17:22



Date of sale







Rooms: 7

Property Type: House Land Size: 543 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** September guarter 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 543sgm grounds.

## Comparable Properties

16 Wimmera St MOORABBIN 3189 (VG)





Agent Comments

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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Agent Comments

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



267 Chesterville Rd MOORABBIN 3189 (REI)

**=**3

Price: \$930,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 605 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



