

# 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

28 William Street, Moorabbin Vic 3189

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$1,252,500 Property Type House Suburb Moorabbin

Period - From 01/01/2024 to 31/12/2024 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	1 Chatsworth CI CHELTENHAM 3192	\$800,000	26/10/2024
2	41 Mount View Rd HIGHETT 3190	\$805,000	09/11/2024
3	1/30 Matthieson St HIGHETT 3190	\$885,000	30/11/2024

**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:

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Isabella Maxwell  
03 9509 0411  
0415 531 814

isabella.maxwell@belleproperty.com

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

Year ending December 2024: \$1,252,500



2 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**1 Chatsworth CI CHELTENHAM 3192 (REI)**

Agent Comments

2 1 2

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 26/10/2024

**Property Type:** House (Res)



**41 Mount View Rd HIGHETT 3190 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 263 sqm approx



**1/30 Matthieson St HIGHETT 3190 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$885,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 325 sqm approx

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525



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