

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

1/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

Other

Suburb

Moonee Ponds

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

17/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$305,000	10-Mar-22
9/99 GLASS STREET ESSENDON VIC 3040	\$305,000	14-Feb-24
9/14 HUTCHESON STREET MOONEE PONDS VIC 3039	\$335,000	24-Nov-23

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 6 months.

This Statement of Information was prepared on: 23 February 2024



17/51 BUCKLEY STREET MOONEE PONDS VIC 3039

1 1 -

Sold Price

\$305,000

Sold Date

10-Mar-22

Distance

1.65km



9/99 GLASS STREET ESSENDON VIC 3040

1 1 1

Sold Price

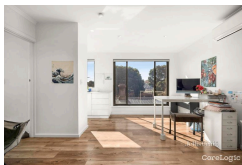
^{RS} **\$305,000**

Sold Date

14-Feb-24

Distance

2.22km



9/14 HUTCHESON STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price

^{RS} **\$335,000**

Sold Date

24-Nov-23

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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