

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

1/82 PARK 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

3/57 EGLINTON STREET MOONEE PONDS VIC 3039	\$795,000	26-Aug-23
2/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039	\$780,000	21-Oct-23
3/16 CAPULET STREET MOONEE PONDS VIC 3039	\$740,000	15-Sep-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: 26 February 2024



3/57 EGLINTON STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

\$795,000

Sold Date **26-Aug-23**

Distance **0.94km**



2/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

\$780,000

Sold Date **21-Oct-23**

Distance **0.97km**



3/16 CAPULET STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

\$740,000

Sold Date **15-Sep-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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