## 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 Ovens Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$850,000		&		\$920,000				
Median sale price									
Median price	\$1,630,000	Pro	Property Type		House		Suburb	Moonee Ponds	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	100 Francis St ASCOT VALE 3032	\$980,000	14/05/2024
2	108 Princes St FLEMINGTON 3031	\$900,000	23/04/2024
3	5 Newton Pde MOONEE PONDS 3039	\$840,000	04/05/2024

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:

27/05/2024 08:38



1 Ovens Street, Moonee Ponds Vic 3039



John Morello





Property Type: HouseLand Size: 194 sqm approxMarch qAgent Comments3 bedroom, 1 bathroom single front home, no off street parking.

8378 0500 0412 088 757 johnmorello@jelliscraig.com.au Indicative Selling Price

\$850,000 - \$920,000 Median House Price March quarter 2024: \$1,630,000

# **Comparable Properties**

100 Francis St ASCOT VALE 3032 (REI)   1 1 1   2   Price: \$980,000   Method: Private Sale   Date: 14/05/2024   Property Type: House	Agent Comments Same accommodation, off street parking for 2 vehicles. Lock up garage with ROW access. Neighbouring suburb.
108 Princes St FLEMINGTON 3031 (REI)   1   2 1   Price: \$900,000   Method: Sold Before Auction   Date: 23/04/2024   Property Type: House (Res)	Agent Comments One less bedroom, neighbouring suburb, similar – condition. No off street parking.
5 Newton Pde MOONEE PONDS 3039 (REI) 2 1 2 - Price: \$840,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res)	Agent Comments One less bedroom, same proximity, similar – condition. No off street parking.

### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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