

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 between

\$850,000

&

\$920,000

Median sale price

Median price

\$1,630,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/01/2024

to

31/03/2024

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	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



Property Type: House

Land Size: 194 sqm approx

Agent Comments

3 bedroom, 1 bathroom single front home, no off street parking.

Comparable Properties



100 Francis St ASCOT VALE 3032 (REI)



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)



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)



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.