

# 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

10 Newhall Avenue, Moonee Ponds Vic 3039

### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

### 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	48 Browning St MOONEE PONDS 3039	\$1,880,000	23/03/2024
2	11 Tilba St ABERFELDIE 3040	\$1,805,000	12/03/2024
3	6 Archer Av ASCOT VALE 3032	\$1,675,000	18/01/2024

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:

28/05/2024 15:42



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**Property Type:** House  
**Land Size:** 613 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
March quarter 2024: \$1,630,000

## Comparable Properties



**48 Browning St MOONEE PONDS 3039 (REI)**   **Agent Comments**

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**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx

**11 Tilba St ABERFELDIE 3040 (VG)**   **Agent Comments**

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**Price:** \$1,805,000  
**Method:** Sale  
**Date:** 12/03/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**6 Archer Av ASCOT VALE 3032 (REI/VG)**   **Agent Comments**

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**Price:** \$1,675,000  
**Method:** Sold Before Auction  
**Date:** 18/01/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655