

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

11 Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2022 to 30/09/2023 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 | 1a Kilmartin St ESSENDON 3040 | \$2,000,000 | 21/10/2023 |
| 2 | 86a Bradshaw St ESSENDON 3040 | \$1,905,000 | 06/09/2023 |
| 3 | | | |

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: 09/01/2024 11:14



Property Type: House (Res)

Land Size: 537 sqm approx

Agent Comments

House 4 Bedroom 2 bathroom double car garage

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending September 2023: \$1,525,000

Comparable Properties



1a Kilmartin St ESSENDON 3040 (REI/VG)



Price: \$2,000,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 247 sqm approx

Agent Comments

Superior house in Essendon and criteria, superior interior, smaller block



86a Bradshaw St ESSENDON 3040 (REI)



Price: \$1,905,000

Method: Private Sale

Date: 06/09/2023

Rooms: 5

Property Type: House (Res)

Land Size: 428 sqm approx

Agent Comments

Similar house in Essendon, similar style and layout double car garage smaller block

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.