

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 Newton Parade, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$790,000 & \$850,000

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	5 Newton Pde MOONEE PONDS 3039	\$840,000	04/05/2024
2	4 Glance St FLEMINGTON 3031	\$800,000	23/11/2023
3	102b Epsom Rd ASCOT VALE 3032	\$761,000	08/12/2023

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:

20/05/2024 11:16



Rooms: 4

Property Type: House (Res)

Land Size: 259 sqm approx

Agent Comments

2 bedroom, 1 bathroom, single front, no off street parking

Indicative Selling Price

\$790,000 - \$850,000

Median House Price

March quarter 2024: \$1,630,000

Comparable Properties



5 Newton Pde MOONEE PONDS 3039 (REI)



Price: \$840,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Agent Comments

Same proximity, same accommodation, no off street parking for vehicles, similar condition



4 Glance St FLEMINGTON 3031 (REI/VG)



Price: \$800,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: House (Res)

Land Size: 104 sqm approx

Agent Comments

Same accommodation, neighbouring suburb, no off street parking, similar condition



102b Epsom Rd ASCOT VALE 3032 (REI/VG)



Price: \$761,000

Method: Private Sale

Date: 08/12/2023

Property Type: House

Land Size: 183 sqm approx

Agent Comments

Same accommodation, additional bathroom, neighbouring suburb, similar condition, off street parking for one vehicle, double story.