

# 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

12/133 Park Street, 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 \$310,000 & \$340,000

### Median sale price

Median price \$495,250 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2023 to 31/12/2023 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	9/14 Hutcheson St MOONEE PONDS 3039	\$335,000	24/11/2023
2	1/78-80 Argyle St MOONEE PONDS 3039	\$335,000	23/03/2024
3	10/30 Nicholson St ESSENDON 3040	\$325,000	15/11/2023

**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:

10/04/2024 15:11



 1    -   

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$310,000 - \$340,000

**Median Unit Price**

Year ending December 2023: \$495,250

## Comparable Properties



**9/14 Hutcheson St MOONEE PONDS 3039 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Apartment



**1/78-80 Argyle St MOONEE PONDS 3039 (REI)**

Agent Comments

 1    1    1

**Price:** \$335,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Apartment



**10/30 Nicholson St ESSENDON 3040 (REI/VG)**

Agent Comments

 1    1    1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Apartment

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788