## 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 George Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,727,500	Property Type Hou		se		Suburb	Moonee Ponds		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Marco Polo St ESSENDON 3040	\$1,650,000	20/04/2023
2	13 Waverley St ESSENDON 3040	\$1,560,000	19/06/2023
3	15 Garden St ESSENDON 3040	\$1,435,000	11/05/2023

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:

10/08/2023 11:01



12 George Street, Moonee Ponds Vic 3039



John Morello 8378 0500 0412 088 757





Property Type: House

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2023: \$1,727,500

johnmorello@jelliscraig.com.au

Agent Comments June quarter 2023: \$ Older style brick double story house, 3 bedrooms, 1 bathroom, 2 car garage

# **Comparable Properties**

4 Marco Polo St ESSENDON 3040 (REI/VG) 5 1 2 Price: \$1,650,000 Method: Private Sale Date: 20/04/2023 Property Type: House Land Size: 461 sqm approx	Agent Comments weatherboard single story house, Similar block size with more bedrooms and an updated facade
13 Waverley St ESSENDON 3040 (REI) 5 2 3 Price: \$1,560,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 613 sqm approx	Agent Comments Weatherboard single story house, larger block size with more bedrooms. Inferior internally
15 Garden St ESSENDON 3040 (REI) 3 1 1 1 Price: \$1,435,000 Method: Private Sale Date: 11/05/2023 Property Type: House Land Size: 553 sqm approx	Agent Comments Older style brick home with same accommodations. No secure parking and unrenovated

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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