

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 between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,727,500 Property Type House Suburb Moonee Ponds

Period - From 01/04/2023 to 30/06/2023 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	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



Property Type: House

Agent Comments

Older style brick double story house, 3 bedrooms, 1 bathroom, 2 car garage

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

June quarter 2023: \$1,727,500

Comparable Properties



4 Marco Polo St ESSENDON 3040 (REI/VG)



Agent Comments

weatherboard single story house, Similar block size with more bedrooms and an updated facade

Price: \$1,650,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 461 sqm approx



13 Waverley St ESSENDON 3040 (REI)



Agent Comments

Weatherboard single story house, larger block size with more bedrooms. Inferior internally

Price: \$1,560,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 613 sqm approx



15 Garden St ESSENDON 3040 (REI)



Agent Comments

Older style brick home with same accommodations. No secure parking and unrenovated

Price: \$1,435,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

Land Size: 553 sqm approx