

# 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

124 Athol 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,542,500

Property Type

House

Suburb

Moonee Ponds

Period - From

01/04/2023

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	136 Eglinton St MOONEE PONDS 3039	\$1,100,000	15/12/2023
2	2 Marshall St MOONEE PONDS 3039	\$1,022,000	04/02/2024
3	4 Hopetoun St MOONEE PONDS 3039	\$1,000,000	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:

15/04/2024 15:18



**Property Type:** House

**Agent Comments**

Single front freestanding Victorian home

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending March 2024: \$1,542,500

## Comparable Properties



**136 Eglinton St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** House

**Land Size:** 404 sqm approx

**Agent Comments**

Eglinton block size is larger but they are in similar condition,



**2 Marshall St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,022,000

**Method:** Sold Before Auction

**Date:** 04/02/2024

**Property Type:** House (Res)

**Land Size:** 251 sqm approx

**Agent Comments**

Property is in better condition but Athol block size is a bit bigger.



**4 Hopetoun St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** House

**Land Size:** 353 sqm approx

**Agent Comments**

Slightly larger block but similar condition.