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										
Range betweer	\$950,000		&		\$1,045,000					
Median sale pr	rice									
Median price	\$1,542,500	Pro	operty Type	Hou	ISE		Suburb	Moonee Ponds		
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress 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





Christian Lonzi





Property Type: House Agent Comments Single front freestanding Victorian home

8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 **Median House Price** Year ending March 2024: \$1,542,500

Comparable Properties









Price: \$1,100,000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 404 sqm approx

Agent Comments

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

2 Marshall St MOONEE PONDS 3039 (REI/VG) Agent Comments 1 Property is in better condition but Athol block



Price: \$1,022,000 Method: Sold Before Auction Date: 04/02/2024 Property Type: House (Res) Land Size: 251 sqm approx

2

size is a bit bigger.

4 Hopetoun St MOONEE PONDS 3039 (REI/VG) Agent Comments



Slightly larger block but similar condition.

Price: \$1,000,000 Method: Private Sale Date: 15/11/2023 Property Type: House Land Size: 353 sqm approx

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



propertydata

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