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

13 Norfolk Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,500,000		&		\$1,600,000				
Median sale price									
Median price	\$1,630,000	Pro	Property Type Hou		se		Suburb	Moonee Ponds	
Period - From	01/01/2024	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.

Add	dress of comparable property	Price	Date of sale
1	3a Rita St ABERFELDIE 3040	\$1,600,000	23/02/2024
2	43 Vida St ABERFELDIE 3040	\$1,590,000	16/11/2023
3	82A Waverley St MOONEE PONDS 3039	\$1,440,000	22/03/2024

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:

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Property Type: House (Res) Land Size: 245 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2024: \$1,630,000

5 bedroom, 4 bathroom, 2 living zones, double car garage, ROW access. Studio out the back. Double storey.

Comparable Properties

3a Rita St ABERFELDIE 3040 (REI) 4 2 3 Price: \$1,600,000 Method: Private Sale Date: 23/02/2024 Property Type: House (Res) Land Size: 279 sqm approx	Agent Comments Additional car space. Neighbouring suburb, traditional style, same condition.
43 Vida St ABERFELDIE 3040 (REI/VG) 4 3 4 1 Price: \$1,590,000 Method: Private Sale Date: 16/11/2023 Rooms: 5 Property Type: Townhouse (Res) Land Size: 253 sqm approx	Agent Comments Neighbouring suburb, same condition, one less bedroom.
82A Waverley St MOONEE PONDS 3039 (REI) 5 4 2 Price: \$1,440,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: House (Res)	Agent Comments Close proximity, busy main road, same location, same accommodation.

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Propertydata

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