## 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:

06/05/2024 13:23





John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au





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

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



Propertydata

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