

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,630,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2024 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	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



**Property Type:** House (Res)

**Land Size:** 245 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

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

**Median House Price**

March quarter 2024: \$1,630,000

## Comparable Properties



**3a Rita St ABERFELDIE 3040 (REI)**



**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)**



**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)**



**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.