# 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	136 Eglinton Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000
-			

#### Median sale price

Median price	\$1,460,000	Pro	perty Type	House		Suburb	Moonee Ponds
Period - From	01/07/2023	to	30/09/2023		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

Address of comparable property		Price	Date of sale
1	67 Bowen St MOONEE PONDS 3039	\$1,140,000	11/11/2023
2	3 Federation St ASCOT VALE 3032	\$1,115,000	08/11/2023
3	33 Sherbourne St ESSENDON 3040	\$902,500	11/11/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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

> **Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price**

September quarter 2023: \$1,460,000



Property Type: House **Agent Comments** 

Beautiful charming period 3 bedroom home, excellent sought after location with great potential to renovate further.

# Comparable Properties



67 Bowen St MOONEE PONDS 3039 (REI)

**•**■ 2





Price: \$1,140,000 Method: Auction Sale Date: 11/11/2023

Property Type: House (Res)

Agent Comments

Great comparable as in close proximity, slightly smaller block but superior in condition and a more traditional floorplan.



3 Federation St ASCOT VALE 3032 (REI)

**└─** 2





Price: \$1,115,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)

Agent Comments

Good comparable as in close proximity, superior in condition while Eglinton is on a larger

allotment.



33 Sherbourne St ESSENDON 3040 (REI)





Price: \$902.500

Method: Sold Before Auction

Date: 11/11/2023

Property Type: House (Res)

Agent Comments

Great comparable as in close proximity and very similar condition, however Eglinton is superior in size and accommodation.

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





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