

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

136 Eglinton Street, Moonee Ponds Vic 3039

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 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/12/2023 15:26



Property Type: House

Agent Comments

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

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2023: \$1,460,000

Comparable Properties



67 Bowen St MOONEE PONDS 3039 (REI)



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)



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.