

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 138 Holmes Road, 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 \$1,650,000 & \$1,750,000

**Median sale price**

Median price \$1,520,000 Property Type House Suburb Moonee Ponds

Period - From 01/05/2023 to 30/04/2024 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	105 Holmes Rd MOONEE PONDS 3039	\$1,760,000	24/02/2024
2	37 Robb St ESSENDON 3040	\$1,710,000	20/03/2024
3	24 Flower St ESSENDON 3040	\$1,672,000	16/03/2024

**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: 01/05/2024 09:58