

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14/25 GLADSTONE STREET, MOONEE



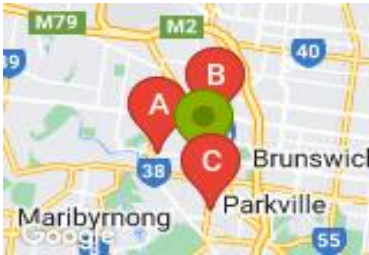
Indicative Selling Price

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

Single Price: \$350,000

Provided by: david mogford, Nelson Alexander Ascot Vale

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (Unit)

\$508,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/78-80 ARGYLE ST, MOONEE PONDS, VIC



Sale Price

***\$335,000**

Sale Date: 23/03/2024

Distance from Property: 1.2km



10/43 BUCKLEY ST, MOONEE PONDS, VIC



Sale Price

***\$342,100**

Sale Date: 14/03/2024

Distance from Property: 1.2km



3/171 KENT ST, ASCOT VALE, VIC 3032



Sale Price

***\$337,500**

Sale Date: 09/02/2024

Distance from Property: 1.3km



This report has been compiled on 26/03/2024 by Nelson Alexander Ascot Vale. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14/25 GLADSTONE STREET, MOONEE PONDS, VIC 3039

Indicative selling price

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

Single Price:

\$350,000

Median sale price

Median price

\$508,000

Property type

Unit

Suburb

MOONEE PONDS

Period

01 January 2023 to 31 December 2023

Source

pricfinder

Comparable property sales

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

1/78-80 ARGYLE ST, MOONEE PONDS, VIC 3039	*\$335,000	23/03/2024
10/43 BUCKLEY ST, MOONEE PONDS, VIC 3039	*\$342,100	14/03/2024
3/171 KENT ST, ASCOT VALE, VIC 3032	*\$337,500	09/02/2024

This Statement of Information was prepared on:

26/03/2024