

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

15/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

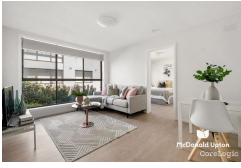
| | | |
|---|-----------|-----------|
| 1/78-80 ARGYLE STREET MOONEE PONDS VIC 3039 | \$335,000 | 23-Mar-24 |
| 7/5 PARK STREET MOONEE PONDS VIC 3039 | \$340,000 | 02-Oct-23 |
| 8/32 MILLER STREET ESSENDON VIC 3040 | \$305,000 | 01-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024

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1/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

Sold Price

^{RS} **\$335,000**

Sold Date **23-Mar-24**

 1  1  -

Distance **0.01km**



7/5 PARK STREET MOONEE PONDS VIC 3039

Sold Price

\$340,000

Sold Date **02-Oct-23**

 1  1  1

Distance **1.23km**



8/32 MILLER STREET ESSENDON VIC 3040

Sold Price

\$305,000

Sold Date **01-Nov-23**

 1  1  -

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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