

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

16/128 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$508,000 Property Type Unit 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	111/40 Hall St MOONEE PONDS 3039	\$615,000	26/07/2023
2	208/10 Shuter St MOONEE PONDS 3039	\$595,000	28/07/2023
3	32/21 Moore St MOONEE PONDS 3039	\$560,000	22/09/2023

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: 13/10/2023 16:42



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
September quarter 2023: \$508,000

Comparable Properties



111/40 Hall St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$615,000
Method: Private Sale
Date: 26/07/2023
Property Type: Apartment



208/10 Shuter St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$595,000
Method: Private Sale
Date: 28/07/2023
Property Type: Apartment
Land Size: 979 sqm approx



32/21 Moore St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$560,000
Method: Private Sale
Date: 22/09/2023
Rooms: 3
Property Type: Apartment

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