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 Bloom Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,650,000		&		\$1,750,000				
Median sale p	rice								
Median price	\$1,610,000	Pro	operty Type	Hou	se		Suburb	Moonee Ponds	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	46 Vine St MOONEE PONDS 3039	\$1,880,000	11/12/2023
2	13 Grandison St MOONEE PONDS 3039	\$1,658,000	25/11/2023
3	9 Ophir St MOONEE PONDS 3039	\$1,651,000	18/11/2023

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:

17/01/2024 14:19





Indicative Selling Price

John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au





\$1,650,000 - \$1,750,000 Property Type: House **Median House Price** December quarter 2023: \$1,610,000 Agent Comments Updated double front offering 4 bed, 2 bath & open plan living.

Comparable Properties



46 Vine St MOONEE PONDS 3039 (REI) **à** 1

Price: \$1,880,000 Method: Private Sale Date: 11/12/2023 Property Type: House Agent Comments

Similar size and condition on a bigger block with a ROW.

13 Grandison St MOONEE PONDS 3039 (REI) 4

Price: \$1,658,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res)



9 Ophir St MOONEE PONDS 3039 (REI)

•**•** 3

Price: \$1,651,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 460 sqm approx

Agent Comments

Agent Comments

House is more original and with less accommodation.

House is more original on larger land.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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