

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$1,610,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/10/2023

to

31/12/2023

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	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



**Property Type:** House

**Agent Comments**

Updated double front offering 4 bed, 2 bath & open plan living.

## Comparable Properties



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



**Agent Comments**

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

**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** House



**13 Grandison St MOONEE PONDS 3039 (REI)**



**Agent Comments**

House is more original on larger land.

**Price:** \$1,658,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)



**9 Ophir St MOONEE PONDS 3039 (REI)**



**Agent Comments**

House is more original and with less accommodation.

**Price:** \$1,651,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 460 sqm approx