

# 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 Ngarveno 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 \$1,250,000 & \$1,350,000

### 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	15 Learmonth St MOONEE PONDS 3039	\$1,375,000	19/12/2023
2	126 Epsom Rd ASCOT VALE 3032	\$1,260,000	22/12/2023
3	38 Mcpherson St MOONEE PONDS 3039	\$1,200,000	02/12/2023

**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:

25/01/2024 09:41



**Property Type:** House (Res)

**Agent Comments**

Updated 4 bedroom single front weatherboard family home with 2 bathrooms, double car garage and off street parking at the front

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

December quarter 2023: \$1,610,000

## Comparable Properties



**15 Learmonth St MOONEE PONDS 3039 (REI)**

**Agent Comments**



Updated single front with two bedrooms - close proximity, closer to shops and public transport

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 19/12/2023

**Property Type:** House (Res)

**Land Size:** 237 sqm approx



**126 Epsom Rd ASCOT VALE 3032 (REI)**

**Agent Comments**



Updated 3 bed, 2 bath single front in neighbouring suburb on a main road

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** House (Res)



**38 Mcpherson St MOONEE PONDS 3039 (REI)**

**Agent Comments**



Updated single front with 3 bedroom, 1 bathroom in same suburb

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House