

## 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

18/2 WALKER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2023

to

31 Dec 2023

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

1120/40 HALL STREET MOONEE PONDS VIC 3039	\$550,000	26-Aug-23
113/51 HOMER STREET MOONEE PONDS VIC 3039	\$530,000	16-Dec-23
108/20 PARK STREET MOONEE PONDS VIC 3039	\$540,000	05-Dec-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: 17 January 2024



**1120/40 HALL STREET MOONEE  
PONDS VIC 3039**

2 1 1

Sold Price **\$550,000** Sold Date **26-Aug-23**

Distance **0.53km**



**113/51 HOMER STREET MOONEE  
PONDS VIC 3039**

2 1 1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **16-Dec-23**

Distance **0.53km**



**108/20 PARK STREET MOONEE  
PONDS VIC 3039**

2 1 1

Sold Price **\$540,000** Sold Date **05-Dec-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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