

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 Davies Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

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	113 Princes St FLEMINGTON 3031	\$1,780,000	10/11/2023
2	7 Francis St ASCOT VALE 3032	\$1,690,000	16/12/2023
3	79 Holmes Rd MOONEE PONDS 3039	\$1,600,000	28/11/2023

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:

26/02/2024 17:06



Property Type: House (Res)

Agent Comments

Double story Victorian terrace with 4 bedrooms. Updated throughout with two bathrooms, 2 living zones and 2 OSP from ROW

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2023: \$1,610,000

Comparable Properties



113 Princes St FLEMINGTON 3031 (REI/VG)



Price: \$1,780,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: House (Res)

Land Size: 228 sqm approx

Agent Comments

Fully renovated single front weatherboard Victorian, extended up. 3 bedrooms 2 bathrooms no OSP, neighbouring suburb



7 Francis St ASCOT VALE 3032 (REI/VG)



Price: \$1,690,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: House (Res)

Land Size: 273 sqm approx

Agent Comments

Fully renovated single front, similar land. 3 bed 2 bath with 2 OSP from rear. A km away in neighbouring suburb



79 Holmes Rd MOONEE PONDS 3039 (REI/VG)



Price: \$1,600,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 236 sqm approx

Agent Comments

Double story terrace in same suburb. less accommodation and inferior internally overall