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	18 Davies Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,610,000	Pro	perty 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

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 comparableproperties 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





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

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

December guarter 2023: \$1,610,000

Indicative Selling Price Median House Price

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



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

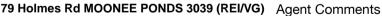
Date: 16/12/2023

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









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

Price: \$1,600,000 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 236 sqm approx

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



