

# 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

19 Hotham Street, Moonee Ponds Vic 3039
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,150,000
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 & 

\$1,250,000
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### Median sale price

Median price 

\$1,527,500
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 Property Type 

House
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 Suburb 

Moonee Ponds
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Period - From 

08/04/2023
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 to 

07/04/2024
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 Source 

REIV
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### 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	59 Woods St ASCOT VALE 3032	\$1,300,000	30/11/2023
2	126 Epsom Rd ASCOT VALE 3032	\$1,260,000	22/12/2023
3	47 Argyle St MOONEE PONDS 3039	\$1,260,000	25/11/2023

**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: 

08/04/2024 11:35
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3   2   2

**Property Type:** House  
**Land Size:** 405 sqm approx

**Agent Comments**

Double storey brick home on 392m2. 3 bedrooms, 2 bathrooms, dual living zones, rear office/sunroom, garage via ROW to rear and front driveway for further 1-2 cars off street

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

08/04/2023 - 07/04/2024: \$1,527,500

## Comparable Properties



**59 Woods St ASCOT VALE 3032 (REI/VG)**

4   2   4

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** House  
**Land Size:** 455 sqm approx

**Agent Comments**

Inferior location, superior land allotment, larger home, extra bedroom



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

3   2   2

**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** House (Res)  
**Land Size:** 319 sqm approx

**Agent Comments**

Similar accommodation on inferior land



**47 Argyle St MOONEE PONDS 3039 (REI/VG)**

3   2   1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 344 sqm approx

**Agent Comments**

Similar accommodation on inferior land