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 Newton Parade, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$880,000) X	\$930,000					
Median sale p	rice								
Median price	\$1,586,250	Property T	ype Hou	use		Suburb	Moonee Ponds		
Period - From	01/01/2023	to 31/03/2	2023] So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	2 Illawarra Rd FLEMINGTON 3031	\$930,000	11/05/2023
2	297 Maribyrnong Rd ASCOT VALE 3032	\$906,600	09/05/2023
3	21 Ascot St ASCOT VALE 3032	\$900,000	29/04/2023

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:

06/07/2023 16:30





Indicative Selling Price \$880,000 - \$930,000

Median House Price

KieranMoloney@jelliscraig.com.au

March quarter 2023: \$1,586,250

Kieran Moloney 8378 0500 0400 634 565





Rooms: 4 Property Type: House Land Size: 115 sqm approx Agent Comments

Fully renovated period single front offering 2 bed & 1 bath.

Comparable Properties



2 Illawarra Rd FLEMINGTON 3031 (REI)



Price: \$930,000 Method: Sold Before Auction Date: 11/05/2023 Property Type: House Land Size: 193 sqm approx Agent Comments Home is more dated on larger land.

 297 Maribyrnong Rd ASCOT VALE 3032 (REI)
 Agent Comments

 Image: Part of the street parking located on a main road.

Price: \$906,600 Method: Sold Before Auction Date: 09/05/2023 Property Type: House (Res) Land Size: 277 sqm approx



Property Type: House (Res) Land Size: 277 sqm approx 21 Ascot St ASCOT VALE 3032 (REI/VG)

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Price: \$900,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 320 sqm approx Agent Comments

Bigger block in an inferior street.

Account - Jellis Craig | P: 03 9379 2000



propertydata

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