

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$930,000

### Median sale price

Median price \$1,586,250 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 to 31/03/2023 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	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



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 115 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$880,000 - \$930,000

**Median House Price**

March quarter 2023: \$1,586,250

## Comparable Properties



**2 Illawarra Rd FLEMINGTON 3031 (REI)**

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**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)**

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

**Agent Comments**

Has off street parking located on a main road.



**21 Ascot St ASCOT VALE 3032 (REI/VG)**

2   1   -

**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.