

# 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 2/158 Dean Street, 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 \$670,000 & \$720,000

### Median sale price

Median price \$450,000 Property Type Unit 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	4/20 Lawson St ESSENDON 3040	\$715,000	17/06/2023
2	1/210 Pascoe Vale Rd ESSENDON 3040	\$715,000	17/06/2023
3	2/11 Halpin St BRUNSWICK WEST 3055	\$675,000	30/06/2023

**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: 13/07/2023 09:36



**Property Type:** Villa

**Agent Comments**

Older style villa unit - Side by side with street frontage. 2 bed 1 bath 1 car

## Comparable Properties



**4/20 Lawson St ESSENDON 3040 (REI)**



**Agent Comments**

Updated 2 bedroom 1 bathroom villa unit in neighbouring suburb

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** Unit



**1/210 Pascoe Vale Rd ESSENDON 3040 (REI)**



**Agent Comments**

Updated 2 bedroom 1 bathroom villa unit. Street frontage in neighbouring suburb

**Price:** \$715,000

**Method:** Private Sale

**Date:** 17/06/2023

**Property Type:** Unit



**2/11 Halpin St BRUNSWICK WEST 3055 (REI)**



**Agent Comments**

Updated, smaller internally, 2 bedroom 1 bathroom villa unit in neighbouring suburb

**Price:** \$675,000

**Method:** Sold Before Auction

**Date:** 30/06/2023

**Property Type:** Unit