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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$670,000		&		\$720,000			
Median sale p	rice							
Median price	\$450,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ad	dress 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



2/158 Dean Street, Moonee Ponds Vic 3039



John Morello 8378 0500





0412 088 757 johnmorello@jelliscraig.com.au **Indicative Selling Price** \$670,000 - \$720,000 **Median Unit Price**

Property Type: Villa March quarter 2023: \$450,000 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) **D** 2



Price: \$715,000 Method: Auction Sale Date: 17/06/2023 Property Type: Unit

Agent Comments

Updated 2 bedroom 1 bathroom villa unit in neighbouring suburb

1/210 Pascoe Vale Rd ESSENDON 3040 (REI)





Price: \$715,000 Method: Private Sale Date: 17/06/2023 Property Type: Unit

Agent Comments

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



2/11 Halpin St BRUNSWICK WEST 3055 (REI)

2

Price: \$675.000

Method: Sold Before Auction Date: 30/06/2023 Property Type: Unit

Agent Comments

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

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.