

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

2/22 GRANDISON STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

403/19 RUSSELL STREET ESSENDON VIC 3040	\$437,500	22-Feb-23
26/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$465,000	16-Mar-23
312/535 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$505,000	01-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 28 June 2023

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**403/19 RUSSELL STREET
ESSENDON VIC 3040** 2  1  1Sold Price **\$437,500** Sold Date **22-Feb-23**Distance **0.47km****26/122 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039** 2  1  1Sold Price **\$465,000** Sold Date **16-Mar-23**Distance **1.27km****312/535 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039** 2  1  1Sold Price **\$505,000** Sold Date **01-Mar-23**Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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