

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

2/76 Scott Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$581,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2024 to 31/03/2024 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	2/81 Roberts St ESSENDON 3040	\$1,080,000	24/02/2024
2	36a Fitzgerald Rd ESSENDON 3040	\$1,000,000	09/03/2024
3	1/20 Norfolk St MOONEE PONDS 3039	\$945,000	10/02/2024

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: 17/04/2024 16:38



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Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 219.618 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
March quarter 2024: \$581,000

Comparable Properties



2/81 Roberts St ESSENDON 3040 (REI)

[Agent Comments](#)

 3  1  3

Price: \$1,080,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 355 sqm approx



36a Fitzgerald Rd ESSENDON 3040 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 09/03/2024
Property Type: Unit
Land Size: 335 sqm approx



1/20 Norfolk St MOONEE PONDS 3039 (REI/VG)

[Agent Comments](#)

 3  1  1

Price: \$945,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Villa
Land Size: 237 sqm approx

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