

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 Marshall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2023 to 31/12/2023 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 Hopetoun St MOONEE PONDS 3039	\$1,000,000	15/11/2023
2	107 Tennyson St ESSENDON 3040	\$980,000	16/11/2023
3	136 Epsom Rd ASCOT VALE 3032	\$925,000	25/11/2023

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:

15/01/2024 16:12



Property Type: House

Agent Comments

Unrenovated Period Single Front home in a premium pocket of Moonee Ponds.

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

December quarter 2023: \$1,610,000

Comparable Properties



4 Hopetoun St MOONEE PONDS 3039 (REI/VG) Agent Comments



Unrenovated period single front. Slightly larger land and extra bedroom

Price: \$1,000,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 353 sqm approx



107 Tennyson St ESSENDON 3040 (REI) Agent Comments



Original single front period home in neighbouring suburb

Price: \$980,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House



136 Epsom Rd ASCOT VALE 3032 (REI) Agent Comments



Original single front 2 bedroom home in neighbouring suburb (main road)

Price: \$925,000

Method: Private Sale

Date: 25/11/2023

Property Type: House (Res)