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	23 York Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,600,000	&	\$1,700,000
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Median sale price

Median price	\$1,610,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	7 Francis St ASCOT VALE 3032	\$1,690,000	16/12/2023
2	13 Grandison St MOONEE PONDS 3039	\$1,658,000	25/11/2023
3	29b Richardson St ESSENDON 3040	\$1,600,000	09/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2024 11:35





John Morello 8378 0500 0412 088 757 johnmorello@jelliscraig.com.au

> \$1,600,000 - \$1,700,000 Median House Price

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Indicative Selling Price

December quarter 2023: \$1,610,000

2 4

Property Type: House Agent Comments

DERBY STREET

80
99
36.4

MapTiler © OpenStreetMap contributo

Comparable Properties



7 Francis St ASCOT VALE 3032 (REI/VG)

3





-

Price: \$1,690,000

Method: Sold Before Auction

Date: 16/12/2023

Property Type: House (Res) **Land Size:** 273 sqm approx

Agent Comments

Double front art deco renovated 3 bed, 2 bath 3 car garage on 600m2+ of land

Fully renovated single front. Same accom. Smaller land. In neighbouring suburb



13 Grandison St MOONEE PONDS 3039

(REI/VG)







Price: \$1,658,000 **Method:** Auction Sale **Date:** 25/11/2023

Property Type: House (Res) **Land Size:** 559 sqm approx

Agent Comments

Updated 4 bedroom 1 bathroom double front weatherboard on a slightly smaller block









Price: \$1,600,000 **Method:** Auction Sale **Date:** 09/12/2023

Property Type: House (Res)

Agent Comments

Brick home with same accom. Neat and updated but still has original character. On smaller land in

neighbouring suburb

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





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