

# 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

23 York Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### 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	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 comparable properties 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



**Property Type:** House

**Agent Comments**

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

## Comparable Properties



**7 Francis St ASCOT VALE 3032 (REI/VG)**



**Agent Comments**

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

**Price:** \$1,690,000

**Method:** Sold Before Auction

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 273 sqm approx



**13 Grandison St MOONEE PONDS 3039 (REI/VG)**



**Agent Comments**

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

**Price:** \$1,658,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 559 sqm approx



**29b Richardson St ESSENDON 3040 (REI)**



**Agent Comments**

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

**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)