

# 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

28 Byron 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,630,000 Property Type House 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	6 Archer Av ASCOT VALE 3032	\$1,675,000	18/01/2024
2	39 Salisbury St MOONEE PONDS 3039	\$1,560,000	20/02/2024
3	32 Montague St MOONEE PONDS 3039	\$1,530,000	16/12/2023

**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:

24/05/2024 16:45



**Property Type:** House

**Agent Comments**

Brick veneer home, 4 bed, 1 bath, 2 car.

## Comparable Properties



**6 Archer Av ASCOT VALE 3032 (REI/VG)**



**Price:** \$1,675,000

**Method:** Sold Before Auction

**Date:** 18/01/2024

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**Agent Comments**

Brick veneer home. Neighbouring suburb, one less bedroom, additional bathroom. Similar land size. Similar condition.



**39 Salisbury St MOONEE PONDS 3039 (REI)**



**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

**Land Size:** 713 sqm approx

**Agent Comments**

Weatherboard home. Larger land size, One less bedroom and car space. Same proximity. Similar condition.



**32 Montague St MOONEE PONDS 3039 (REI/VG)**



**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 642 sqm approx

**Agent Comments**

Similar land size, same condition. Same proximity. One less bedroom. Additional bathroom and car space.