

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

3/7 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$990,000 & \$1,050,000

Median sale price

Median price \$842,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 24/06/2023 to 23/06/2024 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	2/7 Evans St MOONEE PONDS 3039	\$1,020,000	29/04/2024
2	2/7 Evans St MOONEE PONDS 3039	\$1,020,000	29/04/2024
3	1/68 Everett St BRUNSWICK WEST 3055	\$990,000	07/02/2024

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:

24/06/2024 16:09

3/7 Evans Street, Moonee Ponds Vic 3039



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,050,000
Median Townhouse Price
24/06/2023 - 23/06/2024: \$842,000

Comparable Properties



2/7 Evans St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 29/04/2024
Property Type: Townhouse (Single)



2/7 Evans St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 29/04/2024
Property Type: Townhouse (Single)



1/68 Everett St BRUNSWICK WEST 3055
(REI/VG)

Agent Comments



Price: \$990,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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