

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	23 Bent St MOONEE PONDS 3039	\$980,000	01/12/2023
2			
3			

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:

36a Fitzgerald Road, Essendon Vic 3040



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median Townhouse Price
23/01/2023 - 22/01/2024: \$890,000

Comparable Properties



23 Bent St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 01/12/2023
Property Type: Townhouse (Single)
Land Size: 108 sqm approx

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.

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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