

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 4/3-7 Turner Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$512,500 Property Type Unit 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	7/59 Buckley St MOONEE PONDS 3039	\$782,500	14/10/2023
2	2/59 Buckley St MOONEE PONDS 3039	\$780,000	21/10/2023
3	3/224 Pascoe Vale Rd ESSENDON 3040	\$750,000	13/12/2023

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: 25/01/2024 09:48



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median Unit Price
December quarter 2023: \$512,500

Comparable Properties



7/59 Buckley St MOONEE PONDS 3039
(REI/VG)

Agent Comments



Price: \$782,500
Method: Auction Sale
Date: 14/10/2023
Property Type: Villa



2/59 Buckley St MOONEE PONDS 3039
(REI/VG)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Villa



3/224 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Townhouse (Res)