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 | Darling Street, Moonee Ponds Vic 3039 |
|---------------------------------------|---------------------------------------|
|---------------------------------------|---------------------------------------|

Indicative selling price

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

| Range between \$1,900,000 | & | \$2,050,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,586,250 | Pro | perty Type H | louse | | Suburb | Moonee Ponds |
|---------------|-------------|-----|--------------|-------|-------|--------|--------------|
| Period - From | 01/01/2023 | to | 31/03/2023 | S | ource | 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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------------|-------------|--------------|
| 1 | 23 Grace St MOONEE PONDS 3039 | \$2,125,000 | 25/06/2023 |
| 2 | 46 Athol St MOONEE PONDS 3039 | \$2,050,000 | 26/05/2023 |
| 3 | 2 Wilson St MOONEE PONDS 3039 | \$1,870,000 | 24/05/2023 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 12/07/2023 10:57 |
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John Morello 8378 0500 0412 088 757

\$1,900,000 - \$2,050,000 **Median House Price** March quarter 2023: \$1,586,250

johnmorello@jelliscraig.com.au **Indicative Selling Price**



Agent Comments Meticulously renovated inside and out offering 3 bedrooms (Master with ensuite) plus studio with bathroom, further central bathroom, open plan living leading to landscaped rear yard with heated pool, single lock garage. Two further OSP spaces via front drive.

Comparable Properties



23 Grace St MOONEE PONDS 3039 (REI)







Property Type: House

Price: \$2,125,000 Method: Private Sale Date: 25/06/2023 Property Type: House Land Size: 390 sqm approx

Agent Comments

Brick house, larger internal size, inferior landsize, comparable location.



46 Athol St MOONEE PONDS 3039 (REI)

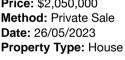




Price: \$2,050,000

Agent Comments

Comparable floorplan and location, inferior landsize.





2 Wilson St MOONEE PONDS 3039 (REI)



Price: \$1.870.000 Method: Private Sale Date: 24/05/2023

Property Type: House (Res) Land Size: 426 sqm approx

Agent Comments

Comparable location, superior landsize requiring re-stumping, inferior renovation.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



