

# 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 Darling 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 \$1,900,000 & \$2,050,000

### Median sale price

Median price \$1,586,250 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 to 31/03/2023 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	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 comparable properties 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



**Property Type:** House

**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)**



**Agent Comments**

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

**Price:** \$2,125,000

**Method:** Private Sale

**Date:** 25/06/2023

**Property Type:** House

**Land Size:** 390 sqm approx



**46 Athol St MOONEE PONDS 3039 (REI)**



**Agent Comments**

Comparable floorplan and location, inferior landsize.

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 26/05/2023

**Property Type:** House



**2 Wilson St MOONEE PONDS 3039 (REI)**



**Agent Comments**

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

**Price:** \$1,870,000

**Method:** Private Sale

**Date:** 24/05/2023

**Property Type:** House (Res)

**Land Size:** 426 sqm approx