

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 Johnson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,727,500 Property Type House Suburb Moonee Ponds

Period - From 01/04/2023 to 30/06/2023 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	51 Shamrock St BRUNSWICK WEST 3055	\$1,090,000	22/07/2023
2	23 Dickens St MOONEE PONDS 3039	\$1,075,000	05/08/2023
3	19 Newton Pde MOONEE PONDS 3039	\$980,000	02/08/2023

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: 15/08/2023 15:42

4 Johnson Street, Moonee Ponds Vic 3039



 2  1  1

Rooms: 3
Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2023: \$1,727,500

Comparable Properties



51 Shamrock St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3  1  2

Price: \$1,090,000
Method: Auction Sale
Date: 22/07/2023
Rooms: 4
Property Type: House (Res)
Land Size: 420 sqm approx



23 Dickens St MOONEE PONDS 3039 (REI)

Agent Comments

 2  1  1

Price: \$1,075,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)



19 Newton Pde MOONEE PONDS 3039 (REI)

Agent Comments

 2  1  -

Price: \$980,000
Method: Sold Before Auction
Date: 02/08/2023
Property Type: House (Res)
Land Size: 115 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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