

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 Marshall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2023 to 30/09/2023 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	21 Harding St ASCOT VALE 3032	\$1,825,000	15/06/2023
2	42 Brisbane St ASCOT VALE 3032	\$1,730,000	19/06/2023
3	65 Middle St ASCOT VALE 3032	\$1,680,000	28/07/2023

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: 01/11/2023 13:34



Property Type: House (Res)

Agent Comments

Singlefront block weatherboard home with 3 bed, 1 bath and additional toilet, newly renovated throughout with 2 off street parking via Margaret St

Comparable Properties



21 Harding St ASCOT VALE 3032 (REI)



Price: \$1,825,000

Method: Sold Before Auction

Date: 15/06/2023

Property Type: House (Res)

Agent Comments

Inferior internally, block weatherboard double fronted home with similar accom, 4 bed, 2 bath, in neighboring suburb



42 Brisbane St ASCOT VALE 3032 (REI/VG)



Price: \$1,730,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 307 sqm approx

Agent Comments

Weatherboard singlefront home with similar accom, 3 bed 3 bath with only one off street parking, in neighboring suburb



65 Middle St ASCOT VALE 3032 (REI/VG)



Price: \$1,680,000

Method: Sold Before Auction

Date: 28/07/2023

Property Type: House (Res)

Land Size: 296 sqm approx

Agent Comments

Comparable singlefront home with same accom, 3 bed, 1 bath with 2 car parking via ROW, inferior internally in neighboring suburb