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

48 Steele Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ange between \$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,525,000	Pro	operty Type	Hous	se		Suburb	Moonee Ponds
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Grandview St MOONEE PONDS 3039	\$2,475,000	08/07/2023
2	5 Kendall St ESSENDON 3040	\$2,300,000	03/07/2023
3	24 Maribyrnong Rd MOONEE PONDS 3039	\$1,995,000	21/10/2023

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:

13/11/2023 10:25



Nelson Alexander





Property Type: House (Previously Occupied - Detached) Land Size: 1395 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending September 2023: \$1,525,000

Comparable Properties

10 Grandview St MOONEE PONDS 3039 (REI) 4 2 2 2 Price: \$2,475,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments
5 Kendall St ESSENDON 3040 (REI/VG) 4 2 4 Price: \$2,300,000 Method: Private Sale Date: 03/07/2023 Rooms: 5 Property Type: House (Res) Land Size: 708 sqm approx	Agent Comments
24 Maribyrnong Rd MOONEE PONDS 3039 (REI) 4 4 3 2 Price: \$1,995,000 Method: Sold Before Auction Date: 21/10/2023 Property Type: House (Res)	Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



propertydata

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