

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,100,000

### Median sale price

Median price \$1,525,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2022 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 | 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



**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)** [Agent Comments](#)



**Price:** \$2,475,000  
**Method:** Auction Sale  
**Date:** 08/07/2023  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**5 Kendall St ESSENDON 3040 (REI/VG)** [Agent Comments](#)



**Price:** \$2,300,000  
**Method:** Private Sale  
**Date:** 03/07/2023  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**24 Maribyrnong Rd MOONEE PONDS 3039 (REI)** [Agent Comments](#)



**Price:** \$1,995,000  
**Method:** Sold Before Auction  
**Date:** 21/10/2023  
**Property Type:** House (Res)

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