

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 56 Ngarveno Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

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	22 Byron St MOONEE PONDS 3039	\$3,150,000	17/06/2023
2	40 Derby St MOONEE PONDS 3039	\$3,140,000	21/10/2023
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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: 06/11/2023 16:41



Property Type: House (Res)

Land Size: 492 sqm approx

Agent Comments

Comparable Properties



22 Byron St MOONEE PONDS 3039 (REI/VG)



Price: \$3,150,000

Method: Sold Before Auction

Date: 17/06/2023

Property Type: House (Res)

Land Size: 607 sqm approx

Agent Comments

Good comparable as both properties are larger homes. Even though this property is not as renovated, we still believe it is a good comparable.



40 Derby St MOONEE PONDS 3039 (REI)



Price: \$3,140,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 905 sqm approx

Agent Comments

Great comparable as both properties are large modern homes with high end finishes.

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. There are only two comparable properties in the area. 56 Ngarveno Street, Moonee Ponds is a renovated home with modern box extension and period façade. There are only two renovated homes with period facades that have recently sold in the last 6 months.