

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 6/78 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$660,000 & \$720,000

Median sale price

Median price \$512,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2023 to 31/12/2023 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	7/225 Maribyrnong Rd ASCOT VALE 3032	\$688,000	26/10/2023
2	2/57 Buckley St MOONEE PONDS 3039	\$707,500	18/11/2023
3	11/57 Buckley St MOONEE PONDS 3039	\$652,000	08/02/2024

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: 21/02/2024 14:45

6/78 Maribyrnong Road, Moonee Ponds Vic 3039



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

December quarter 2023: \$512,500

Comparable Properties



7/225 Maribyrnong Rd ASCOT VALE 3032 (REI) Agent Comments

2 1 1

Price: \$688,000

Method:

Date: 26/10/2023

Property Type: Townhouse (Single)



2/57 Buckley St MOONEE PONDS 3039 (REI) Agent Comments

2 1 1

Price: \$707,500

Method: Auction Sale

Date: 18/11/2023

Property Type: Townhouse (Res)



11/57 Buckley St MOONEE PONDS 3039 (REI) Agent Comments

2 1 1

Price: \$652,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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