

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 6/8 Scotia Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2023 to 31/03/2024 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	1/13 Washington St ESSENDON 3040	\$845,000	28/04/2024
2	3/13 Washington St ESSENDON 3040	\$745,000	06/04/2024
3	2/36 Park St MOONEE PONDS 3039	\$710,000	23/03/2024

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: 14/06/2024 10:17



Property Type: Townhouse

Agent Comments

Modern townhouse with 2 bedrooms with lock up garage

Comparable Properties



1/13 Washington St ESSENDON 3040 (REI)

Agent Comments



Superior location, bigger living area and front townhouse

Price: \$845,000

Method: Sold Before Auction

Date: 28/04/2024

Property Type: Townhouse (Res)



3/13 Washington St ESSENDON 3040 (REI/VG)

Agent Comments



Superior location, similar size, reverse living

Price: \$745,000

Method: Auction Sale

Date: 06/04/2024

Rooms: 3

Property Type: Townhouse (Res)



2/36 Park St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Superior location, older style unit

Price: \$710,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit