

# 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 Field 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 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	21 Wright St ESSENDON 3040	\$1,575,500	24/02/2024
2	39 Salisbury St MOONEE PONDS 3039	\$1,560,000	20/02/2024
3	8 King St ESSENDON 3040	\$1,500,000	24/02/2024

**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:

29/02/2024 10:19



**Rooms:** 5

**Property Type:** House

**Land Size:** 486 sqm approx

**Agent Comments**

Original period double front offering 3 bed, 1 bath & 1 car.

## Comparable Properties



**21 Wright St ESSENDON 3040 (REI)**



**Agent Comments**

Newer internally with an extra bed & bath.

**Price:** \$1,575,500

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 436 sqm approx



**39 Salisbury St MOONEE PONDS 3039 (REI)**



**Agent Comments**

Larger block with development potential.

**Price:** \$1,560,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

**Land Size:** 713 sqm approx



**8 King St ESSENDON 3040 (REI)**



**Agent Comments**

Similar vintage & size.

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 435 sqm approx