Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Field Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,400,000		&		\$1,500,000				
Median sale price									
Median price	\$1,530,000	Pro	Property Type		House		Suburb	Moonee Ponds	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



6 Field Street, Moonee Ponds Vic 3039



Kieran Moloney 8378 0500 0400 634 565





Rooms: 5 Property Type: House Land Size: 486 sqm approx Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,530,000

kieranmoloney@jelliscraig.com.au

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

Comparable Properties

21 Wright St ESSENDON 3040 (REI) 4 2 2 1 Price: \$1,575,500 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 436 sqm approx	Agent Comments Newer internally with an extra bed & bath.
39 Salisbury St MOONEE PONDS 3039 (REI) 3 1 1 1 1 Price: \$1,560,000 Method: Private Sale Date: 20/02/2024 Property Type: House Land Size: 713 sqm approx	Agent Comments Larger block with development potential.
8 King St ESSENDON 3040 (REI) 4 1 1 1 1 Price: \$1,500,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 435 sqm approx	Agent Comments Similar vintage & size.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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