

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

61 Scott Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,610,000

Property Type

House

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	206 The Parade ASCOT VALE 3032	\$2,100,000	04/10/2023
2	62 Waverley St MOONEE PONDS 3039	\$2,030,000	14/02/2024
3	23 York St MOONEE PONDS 3039	\$1,900,000	26/03/2024

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:

04/04/2024 10:21



 3  2  2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
December quarter 2023: \$1,610,000

Comparable Properties



206 The Parade ASCOT VALE 3032 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,100,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: House (Res)
Land Size: 500 sqm approx



62 Waverley St MOONEE PONDS 3039 (REI)

Agent Comments

 5  2  5

Price: \$2,030,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 729 sqm approx



23 York St MOONEE PONDS 3039 (REI)

Agent Comments

 4  2  4

Price: \$1,900,000
Method: Auction Sale
Date: 26/03/2024
Property Type: House (Res)