

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 62 Waverley Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2022 to 30/09/2023 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 Cheffers St MOONEE PONDS 3039	\$1,860,000	30/08/2023
2	5 Orford St MOONEE PONDS 3039	\$1,850,000	09/10/2023
3	20 Balmoral St ESSENDON 3040	\$1,730,000	27/05/2023

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: 16/10/2023 16:31



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Property Type: House
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending September 2023: \$1,525,000

Comparable Properties



7 Cheffers St MOONEE PONDS 3039 (REI)

Agent Comments

4 2 2

Price: \$1,860,000
Method: Private Sale
Date: 30/08/2023
Property Type: House



5 Orford St MOONEE PONDS 3039 (REI)

Agent Comments

5 2 4

Price: \$1,850,000
Method: Private Sale
Date: 09/10/2023
Property Type: House



20 Balmoral St ESSENDON 3040 (REI)

Agent Comments

4 2 2

Price: \$1,730,000
Method: Auction Sale
Date: 27/05/2023
Rooms: 5
Property Type: House (Res)
Land Size: 491 sqm approx

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