

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 68 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

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

Period - From 26/03/2023 to 25/03/2024 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	3 Federation St ASCOT VALE 3032	\$1,115,000	08/11/2023
2	2 Marshall St MOONEE PONDS 3039	\$1,022,000	04/02/2024
3	4 Hopetoun St MOONEE PONDS 3039	\$1,000,000	15/11/2023

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: 26/03/2024 16:13



Property Type: House
Land Size: 298 sqm approx

Agent Comments

Brick period home with ROW access. 3 bedrooms, 1 bath, 2 car

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

26/03/2023 - 25/03/2024: \$1,530,000

Comparable Properties



3 Federation St ASCOT VALE 3032 (REI/VG)



Agent Comments

Superior location, inferior land size, one less bedroom and car

Price: \$1,115,000

Method: Sold Before Auction

Date: 08/11/2023

Property Type: House (Res)

Land Size: 196 sqm approx



2 Marshall St MOONEE PONDS 3039 (REI)



Agent Comments

One less bedroom

Price: \$1,022,000

Method: Sold Before Auction

Date: 04/02/2024

Property Type: House (Res)



4 Hopetoun St MOONEE PONDS 3039 (REI/VG)



Agent Comments

Inferior original condition, superior location

Price: \$1,000,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 353 sqm approx