

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 80 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,450,000 & \$2,650,000

Median sale price

Median price \$1,727,500 Property Type House Suburb Moonee Ponds

Period - From 01/04/2023 to 30/06/2023 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 | 100 Park St MOONEE PONDS 3039 | \$2,750,000 | 01/04/2023 |
| 2 | 81 Eglinton St MOONEE PONDS 3039 | \$2,650,000 | 14/07/2023 |
| 3 | 66 Salisbury St MOONEE PONDS 3039 | \$2,460,000 | 22/06/2023 |

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: 24/08/2023 14:35



Property Type: House

Agent Comments

Double Front Victorian Italianate Fully renovated, 4bed, 2 bath, 2 living, 4 car, pool, landscaped, North facing rear.

Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

June quarter 2023: \$1,727,500

Comparable Properties



100 Park St MOONEE PONDS 3039 (REI/VG)



Price: \$2,750,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Smaller land. Same accom updated but not recently renovated, only one OSP, Premier street of Moonee Ponds. With pool



81 Eglinton St MOONEE PONDS 3039 (REI)



Price: \$2,650,000

Method: Private Sale

Date: 14/07/2023

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Updated 5 bedroom home. Extension upstairs with 5th bedroom and extra living. Similar land. No pool



66 Salisbury St MOONEE PONDS 3039 (REI)



Price: \$2,460,000

Method: Private Sale

Date: 22/06/2023

Property Type: House (Res)

Agent Comments

Smaller land. Double front weatherboard fully renovated with pool. Double story, same accom