

# 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 81 Scott Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

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

Period - From 01/01/2023 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	32 Montague St MOONEE PONDS 3039	\$1,530,000	16/12/2023
2	9 Clifton St ABERFELDIE 3040	\$1,533,000	09/12/2023
3	161 The Parade ASCOT VALE 3032	\$1,420,000	19/12/2023

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: 22/03/2024 09:13

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**Property Type:** House  
**Land Size:** 649 sqm approx

**Agent Comments**

Cal Bung in original and basic condition, large cleared backyard with ROW.

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

Year ending December 2023: \$1,530,000

## Comparable Properties

### 32 Montague St MOONEE PONDS 3039 (REI)



**Price:** \$1,530,000

**Method:**

**Date:** 16/12/2023

**Property Type:** House

**Agent Comments**

Similar land, similar accommodation 1 extra bath, same car accommodation, brick home



### 9 Clifton St ABERFELDIE 3040 (REI/VG)



**Price:** \$1,533,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

**Agent Comments**

Neighbouring suburb similar and original condition same accommodation similar land corner location more development potential



### 161 The Parade ASCOT VALE 3032 (REI/VG)



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House

**Land Size:** 318 sqm approx

**Agent Comments**

Neighbouring suburb additional bathroom superior condition smaller land

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