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

85 Eglinton Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,100,000		&		\$1,200,000					
Median sale p	rice									
Median price	\$1,630,000	Pro	operty Type	y Type House			Suburb	Moonee Ponds		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Bowen St MOONEE PONDS 3039	\$1,230,000	20/04/2024
2	8 Orford St MOONEE PONDS 3039	\$1,161,000	18/05/2024
3	20 Browning St MOONEE PONDS 3039	\$1,105,000	03/05/2024

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:

06/06/2024 08:46



85 Eglinton Street, Moonee Ponds Vic 3039



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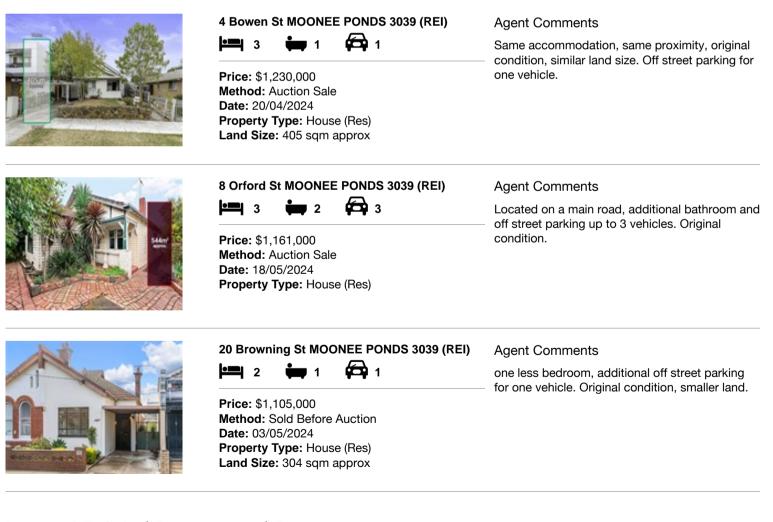


Property Type: House

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,630,000

Agent Comments March quarter 2024: \$1,630 Double front 3 bedroom, 1 bathroom, no off street parking on decent land. Original condition.

Comparable Properties



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





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