

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,630,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2024 to 31/03/2024 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	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



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**Property Type:** House

**Agent Comments**

Double front 3 bedroom, 1 bathroom, no off street parking on decent land. Original condition.

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March quarter 2024: \$1,630,000

## Comparable Properties



**4 Bowen St MOONEE PONDS 3039 (REI)**

3   1   1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)

**Land Size:** 405 sqm approx

**Agent Comments**

Same accommodation, same proximity, original condition, similar land size. Off street parking for one vehicle.



**8 Orford St MOONEE PONDS 3039 (REI)**

3   2   3

**Price:** \$1,161,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Agent Comments**

Located on a main road, additional bathroom and off street parking up to 3 vehicles. Original condition.



**20 Browning St MOONEE PONDS 3039 (REI)**

2   1   1

**Price:** \$1,105,000

**Method:** Sold Before Auction

**Date:** 03/05/2024

**Property Type:** House (Res)

**Land Size:** 304 sqm approx

**Agent Comments**

one less bedroom, additional off street parking for one vehicle. Original condition, smaller land.