

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

9 Ophir Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,555,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2022 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	12 George St MOONEE PONDS 3039	\$1,525,000	30/08/2023
2	121 Primrose St ESSENDON 3040	\$1,400,000	14/09/2023
3	69 Steele St MOONEE PONDS 3039	\$1,350,000	23/09/2023

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:

26/09/2023 11:22



Rooms: 5

Property Type: House

Land Size: 460 sqm approx

Agent Comments

Original double front period home offering 3 bed, 1 bath, 1 car & ROW.

Comparable Properties



12 George St MOONEE PONDS 3039 (REI)



Agent Comments

Slightly bigger block but not a period home.

Price: \$1,525,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: House (Res)

Land Size: 491 sqm approx



121 Primrose St ESSENDON 3040 (REI)



Agent Comments

Bigger block in an inferior location.

Price: \$1,400,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Land Size: 530 sqm approx



69 Steele St MOONEE PONDS 3039 (REI)



Agent Comments

Similar land but the home is semi detached.

Price: \$1,350,000

Method: Auction Sale

Date: 23/09/2023

Rooms: 3

Property Type: House (Res)

Land Size: 455 sqm approx