## 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 betweer	ange between \$1,380,000		&		\$1,480,000			
Median sale p	rice							
Median price	\$1,555,000	Property Type Hous		se		Suburb	Moonee Ponds	
Period - From	01/07/2022	to	30/06/2023		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	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



9 Ophir Street, Moonee Ponds Vic 3039



John Morello





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.

8378 0500 0412 088 757 johnmorello@jelliscraig.com.au Indicative Selling Price

\$1,380,000 - \$1,480,000 Median House Price Year ending June 2023: \$1,555,000

# **Comparable Properties**

12 George St MOONEE PONDS 3039 (REI) Price: \$1,525,000 Method: Sold Before Auction Date: 30/08/2023 Property Type: House (Res) Land Size: 491 sqm approx	Agent Comments Slightly bigger block but not a period home.
121 Primrose St ESSENDON 3040 (REI) 4 1 1 1 Price: \$1,400,000 Method: Sold Before Auction Date: 14/09/2023 Property Type: House (Res) Land Size: 530 sqm approx	Agent Comments Bigger block in an inferior location.
69 Steele St MOONEE PONDS 3039 (REI) 2 1 1 1 1 Price: \$1,350,000 Method: Auction Sale Date: 23/09/2023 Rooms: 3 Property Type: House (Res) Land Size: 455 sqm approx	Agent Comments Similar land but the home is semi detached.

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



Propertydata

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