

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 94 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

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

Median sale price

Median price \$1,727,500 Property Type House Suburb Moonee Ponds

Period - From 01/04/2023 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	34 Bent St MOONEE PONDS 3039	\$1,250,000	03/08/2023
2	2 Elizabeth St MOONEE PONDS 3039	\$1,200,000	31/08/2023
3	54 Pascoe Vale Rd MOONEE PONDS 3039	\$1,100,000	12/08/2023

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 17:25



Property Type: House

Agent Comments

Update single front with parking at ROW

Indicative Selling Price

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

Median House Price

June quarter 2023: \$1,727,500

Comparable Properties



34 Bent St MOONEE PONDS 3039 (REI)



Price: \$1,250,000

Method: Sold Before Auction

Date: 03/08/2023

Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Updated single fronted property with 1 less bedroom accommodation



2 Elizabeth St MOONEE PONDS 3039 (REI)



Price: \$1,200,000

Method: Private Sale

Date: 31/08/2023

Property Type: House

Agent Comments

Updated double fronted Victorian home in quieter location



54 Pascoe Vale Rd MOONEE PONDS 3039 (REI)



Price: \$1,100,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Agent Comments

Single fronted property on same street with 1 less bathroom and bedroom accommodation