Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,727,500	Pro	perty 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

Add	dress 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 comparableproperties 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

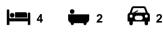




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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2023: \$1,727,500





Property Type: House **Agent Comments**

Update single front with parking at ROW

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)



Agent Comments

Updated double fronted Victorian home in quieter location

Price: \$1,200,000 Method: Private Sale Date: 31/08/2023 Property Type: House



54 Pascoe Vale Rd MOONEE PONDS 3039

(REI)

-3



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

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