

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

613/15 EVERAGE STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

Other

Suburb

Moonee Ponds

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

1004/40 HALL STREET MOONEE PONDS VIC 3039	\$410,000	17-Mar-23
1806/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$475,000	01-Jun-23
1911/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$460,000	09-Jun-23

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 6 months.

This Statement of Information was prepared on: 17 August 2023



**1004/40 HALL STREET MOONEE
PONDS VIC 3039**

 2  1  -

Sold Price

\$410,000

Sold Date

17-Mar-23

Distance

0km



**1806/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price

\$475,000

Sold Date

01-Jun-23

Distance

0km



**1911/15 EVERAGE STREET MOONEE
PONDS VIC 3039**

 1  1  1

Sold Price

\$460,000

Sold Date

09-Jun-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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