

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

16 Margaret Muir Way 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/117 Waverley Street Moonee Ponds VIC 3039	\$735,500	13-May-20
1/225-227 Maribyrnong Road Ascot Vale VIC 3032	\$783,000	17-Apr-20
3/1 Edgar Street Moonee Ponds VIC 3039	\$753,000	17-Apr-20

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.~~

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1/117 Waverley Street Moonee Ponds VIC 3039

2 1 1

Sold Price

\$735,500

Sold Date **13-May-20**

Distance **0.29km**



1/225-227 Maribyrnong Road Ascot Vale VIC 3032

3 2 1

Sold Price

\$783,000

Sold Date **17-Apr-20**

Distance **0.39km**



3/1 Edgar Street Moonee Ponds VIC 3039

2 2 1

Sold Price

\$753,000

Sold Date **17-Apr-20**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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