

## 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

18/57 HOMER STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2021

to

30 Sep 2022

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

5/57 HOMER STREET MOONEE PONDS VIC 3039	\$610,000	09-Mar-22
726/40 HALL STREET MOONEE PONDS VIC 3039	\$600,000	11-Apr-22
1701/51 HOMER STREET MOONEE PONDS VIC 3039	\$605,000	09-Feb-22

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: 13 October 2022


**5/57 HOMER STREET MOONEE  
PONDS VIC 3039**
 2  1  1

Sold Price

**\$610,000**

 Sold Date **09-Mar-22**

Distance

**0km**

**726/40 HALL STREET MOONEE  
PONDS VIC 3039**
 2  2  1

Sold Price

**\$600,000**

 Sold Date **11-Apr-22**

Distance

**0.08km**

**1701/51 HOMER STREET MOONEE  
PONDS VIC 3039**
 2  2  1

Sold Price

**\$605,000**

 Sold Date **09-Feb-22**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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