## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 52 Athol Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$1,580,000	Pro	operty Type	Hou	ise		Suburb	Moonee Ponds	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	39 Moore St MOONEE PONDS 3039	\$1,310,000	28/11/2024
2	25 Steele St MOONEE PONDS 3039	\$1,400,000	30/10/2024
3	14 Milfay Av MOONEE PONDS 3039	\$1,291,000	19/10/2024

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:

08/01/2025 13:57









**Property Type:** Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price September quarter 2024: \$1,580,000

# **Comparable Properties**

39 Moore St MOONEE PONDS 3039 (REI)   3 1   9 1   10 1	Agent Comments
25 Steele St MOONEE PONDS 3039 (REI) 3 1 2 1 Price: \$1,400,000 Method: Private Sale Date: 30/10/2024 Property Type: House (Res)	Agent Comments
14 Milfay Av MOONEE PONDS 3039 (REI)   1   3 1   2 1   3 1   2 1   3 1   3 1   3 1   2 1   3 1   3 1   3 1   3 1   3 1   3 1   3 3	Agent Comments

#### Account - Biggin & Scott | P: 03 9317 5577



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