

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 52 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2024 to 30/09/2024 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	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)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 28/11/2024
Property Type: House



25 Steele St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 30/10/2024
Property Type: House (Res)



14 Milfay Av MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,291,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577