

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

27 WORDSWORTH 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Mar 2021

to

28 Feb 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

23 DAVIES STREET MOONEE PONDS VIC 3039	\$1,370,000	21-Dec-21
128 DEAN STREET MOONEE PONDS VIC 3039	\$1,400,000	23-Oct-21
12 TAYLOR STREET MOONEE PONDS VIC 3039	\$1,355,000	08-Nov-21

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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David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**23 DAVIES STREET MOONEE
PONDS VIC 3039**

3 1 1

Sold Price **\$1,370,000** Sold Date **21-Dec-21**

Distance **0.27km**



**128 DEAN STREET MOONEE
PONDS VIC 3039**

4 1 1

Sold Price **\$1,400,000** Sold Date **23-Oct-21**

Distance **0.52km**



**12 TAYLOR STREET MOONEE
PONDS VIC 3039**

3 2 1

Sold Price ^{RS} **\$1,355,000** ^{UN} Sold Date **08-Nov-21**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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