

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

5/17 Moore Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/07/2021

to

30/09/2021

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	25/122 Maribyrnong Rd MOONEE PONDS 3039	\$540,000	01/12/2021
2	2/9 St James St MOONEE PONDS 3039	\$500,000	27/11/2021
3	4/17 Moore St MOONEE PONDS 3039	\$462,500	09/07/2021

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:

09/01/2022 18:02



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$490,000

Median Unit Price
September quarter 2021: \$555,000

Comparable Properties



25/122 Maribyrnong Rd MOONEE PONDS 3039 (REI) **Agent Comments**

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Price: \$540,000
Method: Private Sale
Date: 01/12/2021
Property Type: Apartment



2/9 St James St MOONEE PONDS 3039 (REI) **Agent Comments**

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Price: \$500,000
Method: Private Sale
Date: 27/11/2021
Property Type: Apartment



4/17 Moore St MOONEE PONDS 3039 (REI/VG) **Agent Comments**

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Price: \$462,500
Method: Private Sale
Date: 09/07/2021
Property Type: Apartment

Account - VICPROP