

## 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

32 EVANS STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2024

to

31 Mar 2025

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

11 MURRAY STREET MOONEE PONDS VIC 3039	\$1,380,000	09-Nov-24
34A MYRNONG CRESCENT ASCOT VALE VIC 3032	\$1,400,000	22-Feb-25
7 SUTHERLAND STREET BRUNSWICK VIC 3056	\$1,346,000	09-Oct-24

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: 05 April 2025

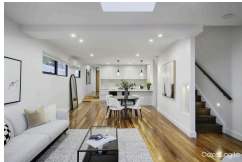


**11 MURRAY STREET MOONEE PONDS VIC 3039**

3 2 2

Sold Price **\$1,380,000** Sold Date **09-Nov-24**

Distance **0.92km**



**34A MYRNONG CRESCENT ASCOT VALE VIC 3032**

4 3 1

Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup> Sold Date **22-Feb-25**

Distance **1.69km**



**7 SUTHERLAND STREET BRUNSWICK VIC 3056**

3 3 2

Sold Price **\$1,346,000** Sold Date **09-Oct-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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