## 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	76 Maribyrnong Road, Moonee Ponds Vic 3039

#### Indicative selling price

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

Single price \$1,190,000

#### Median sale price

Median price \$1,542,500	Property Type House	Suburb Moonee Ponds	
Period - From 07/03/2024	to 06/03/2025	Source Property Data	

#### 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	60 Argyle St MOONEE PONDS 3039	\$1,150,000	01/03/2025
2	66 Maribyrnong Rd MOONEE PONDS 3039	\$1,100,000	20/11/2024
3	113 Wilson St MOONEE PONDS 3039	\$1,120,000	07/11/2024

#### 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:	07/03/2025 10:03













Property Type: House Land Size: 455 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,190,000

Median House Price

07/03/2024 - 06/03/2025: \$1,542,500

# Comparable Properties



60 Argyle St MOONEE PONDS 3039 (REI)



Price: \$1,150,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 300 sqm approx Agent Comments



66 Maribyrnong Rd MOONEE PONDS 3039 (REI)



**Agent Comments** 



Price: \$1,100,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: House (Res) Land Size: 282 sqm approx

113 Wilson St MOONEE PONDS 3039 (REI/VG)

Price: \$1,120,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: House (Res) Land Size: 446 sqm approx **Agent Comments** 

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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