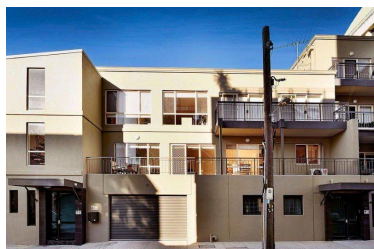


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/3 YOUNG STREET, MOONEE PONDS, VIC  2  1  1

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (Unit)

\$547,500

01 July 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

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.



517/51 HOMER ST, MOONEE PONDS, VIC 3039  2  2  1

Sale Price

\$547,500

Sale Date: 12/12/2022

Distance from Property: 429m



18/57 HOMER ST, MOONEE PONDS, VIC 3039  2  1  1

Sale Price

\$595,000

Sale Date: 17/11/2022

Distance from Property: 515m



2/132 PASCOE VALE RD, MOONEE PONDS, VIC  2  2  1

Sale Price

\$548,000

Sale Date: 22/10/2022

Distance from Property: 812m



This report has been compiled on 12/03/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

2/3 YOUNG STREET, MOONEE PONDS, VIC 3039

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$547,500

Property type

Unit

Suburb

MOONEE PONDS

Period

01 July 2022 to 31 December 2022

Source

pricefinder

Comparable property sales

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

517/51 HOMER ST, MOONEE PONDS, VIC 3039	\$547,500	12/12/2022
18/57 HOMER ST, MOONEE PONDS, VIC 3039	\$595,000	17/11/2022
2/132 PASCOE VALE RD, MOONEE PONDS, VIC 3039	\$548,000	22/10/2022

This Statement of Information was prepared on:

12/03/2023