

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

2/11 Evans 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,200

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/81-85 Wilson Street Moonee Ponds VIC 3039	\$715,000	14-Sep-20
3/1 Edgar Street Moonee Ponds VIC 3039	\$753,000	17-Apr-20
1/117 Waverley Street Moonee Ponds VIC 3039	\$735,500	13-May-20

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: 01 October 2020



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2/81-85 Wilson Street Moonee Ponds VIC 3039

2 2 1

Sold Price

^{RS} **\$715,000** Sold Date **14-Sep-20**

Distance **0.31km**



3/1 Edgar Street Moonee Ponds VIC 3039

2 2 1

Sold Price

\$753,000 Sold Date **17-Apr-20**

Distance **1.64km**



1/117 Waverley Street Moonee Ponds VIC 3039

2 1 1

Sold Price

\$735,500 Sold Date **13-May-20**

Distance **2.55km**

RS = Recent sale

UN = Undisclosed Sale

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