

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

18 George 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,311,500

Property type

House

Suburb

Moonee Ponds

Period-from

01 Nov 2019

to

31 Oct 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

6 Severn Street Moonee Ponds VIC 3039	\$1,520,000	14-Jun-19
99 Park Street Moonee Ponds VIC 3039	\$1,515,000	13-Apr-19
14 Haven Crescent Ascot Vale VIC 3032	\$1,539,000	09-Nov-19

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.~~

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6 Severn Street Moonee Ponds VIC 3039

Sold Price

\$1,520,000

Sold Date

14-Jun-19

3

1

4

Distance

0.1km

99 Park Street Moonee Ponds VIC 3039

Sold Price

\$1,515,000

Sold Date

13-Apr-19

4

2

3

Distance

0.13km

14 Haven Crescent Ascot Vale VIC 3032

Sold Price

\$1,539,000

Sold Date

09-Nov-19

4

2

2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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