

## 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

2/10 SCOTIA STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

\$660,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/3 LENNOX STREET MOONEE PONDS VIC 3039	\$510,000	08-Feb-22
1/64 WILSON STREET MOONEE PONDS VIC 3039	\$620,000	24-Oct-21
6/49 BUCKLEY STREET MOONEE PONDS VIC 3039	\$719,000	07-Oct-21

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: 11 April 2022



### 1/3 LENNOX STREET MOONEE PONDS VIC 3039

Sold Price

RS

\$510,000

Sold Date

08-Feb-22



2



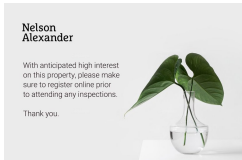
1



1

Distance

-



### 1/64 WILSON STREET MOONEE PONDS VIC 3039

Sold Price

\$620,000

Sold Date

24-Oct-21



2



1



3

Distance

-



### 6/49 BUCKLEY STREET MOONEE PONDS VIC 3039

Sold Price

\$719,000

Sold Date

07-Oct-21



2



1



1

Distance

-



### 4/78 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

Sold Price

\$680,000

Sold Date

04-Aug-21



3



1



1

Distance

-



### 9/715-717 MT ALEXANDER ROAD MOONEE PONDS VIC 3039

Sold Price

\$670,000

Sold Date

27-May-21



3



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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