

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

1/11 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

\$920,000

&

\$1,010,000

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

3/34 EVANS STREET MOONEE PONDS VIC 3039	\$1,000,000	16-Feb-22
23 BENT STREET MOONEE PONDS VIC 3039	\$920,000	27-Nov-21
2/182 PASCOE VALE ROAD MOONEE PONDS VIC 3039	\$1,000,000	11-Nov-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: 02 April 2022



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**3/34 EVANS STREET MOONEE
PONDS VIC 3039**

3 2 2

Sold Price ^{RS} **\$1,000,000** Sold Date **16-Feb-22**

Distance **0.15km**



**23 BENT STREET MOONEE PONDS
VIC 3039**

3 1 2

Sold Price **\$920,000** Sold Date **27-Nov-21**

Distance **0.38km**



**2/182 PASCOE VALE ROAD
MOONEE PONDS VIC 3039**

3 2 1

Sold Price **\$1,000,000** Sold Date **11-Nov-21**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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