

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 74 Scott Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$2,975,000 & \$3,272,500

Median sale price

Median price \$1,450,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2020 to 30/09/2021 Source REIV

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 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
1	51 Bradshaw St ESSENDON 3040	\$3,300,000	06/10/2021
2	142 The Boulevard ABERFELDIE 3040	\$3,300,000	13/08/2021
3	122 Eglinton St MOONEE PONDS 3039	\$3,100,000	22/11/2021

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 six months.~~

This Statement of Information was prepared on: 04/12/2021 12:13

74 Scott Street, Moonee Ponds Vic 3039



 5  4  3

Rooms: 10

Property Type: Gothic Revival

Land Size: 663 sqm approx

Agent Comments

Unique in appearance and stunning in terms of space, design and presentation. Constructed over 3 levels and situated on the elevated side of this highly redgarded location. A superb property and family home

Indicative Selling Price

\$2,975,000 - \$3,272,500

Median House Price

Year ending September 2021: \$1,450,000

"Dare To Be Different" Offering a wonderful home chock full of high quality fittings and fixtures in a very popular location.

Comparable Properties



51 Bradshaw St ESSENDON 3040 (REI)

Agent Comments

 4  3  2

Price: \$3,300,000

Method: Private Sale

Date: 06/10/2021

Property Type: House



142 The Boulevard ABERFELDIE 3040 (REI)

Agent Comments

 3  1  4

Price: \$3,300,000

Method: Auction Sale

Date: 13/08/2021

Property Type: House (Res)

Land Size: 560 sqm approx



122 Eglinton St MOONEE PONDS 3039 (REI)

Agent Comments

 5  3  6

Price: \$3,100,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 661 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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