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

5/20 Mantell Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$349,990

Median sale price

Median price	\$528,000	Pro	operty Type Unit	t	Suburb	Moonee Ponds
Period - From	27/11/2019	to	26/11/2020	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/14 Hutcheson St MOONEE PONDS 3039	\$321,750	03/08/2020
2	8/133 Park St MOONEE PONDS 3039	\$300,000	08/06/2020
3			

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:

27/11/2020 10:45









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$349,990 Median Unit Price 27/11/2019 - 26/11/2020: \$528,000

Comparable Properties

4/14 Hutcheson St MOONEE PONDS 3039 (VG) Agent Comments



Price: \$321,750 Method: Sale Date: 03/08/2020 Property Type: Flat/Unit/Apartment (Res)



8/133 Park St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$300,000 Method: Private Sale Date: 08/06/2020 Rooms: 2 Property Type: Apartment

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.

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.