

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

47 Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,460,000 Property Type House Suburb Moonee Ponds

Period - From 01/07/2023 to 30/09/2023 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	45 Walter St ASCOT VALE 3032	\$1,115,000	05/06/2023
2	34 Epsom Rd ASCOT VALE 3032	\$1,050,000	28/05/2023
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: 10/11/2023 11:30

47 Argyle Street, Moonee Ponds Vic 3039



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

September quarter 2023: \$1,460,000

Comparable Properties



45 Walter St ASCOT VALE 3032 (VG)

Agent Comments

2 - -

Price: \$1,115,000

Method: Sale

Date: 05/06/2023

Property Type: House (Res)

Land Size: 228 sqm approx



34 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Private Sale

Date: 28/05/2023

Property Type: House (Res)

Land Size: 410 sqm approx

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



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