

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

5/2 Lamb Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$950,000

&

\$1,020,000

Median sale price

Median price

\$950,000

Property Type

Townhouse

Suburb

Moonee Ponds

Period - From

14/12/2020

to

13/12/2021

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	6/2 Lamb St MOONEE PONDS 3039	\$963,000	03/07/2021
2	56 Dutton La ASCOT VALE 3032	\$960,000	01/07/2021
3	4/235 Ascot Vale Rd ASCOT VALE 3032	\$950,000	12/11/2021

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:

14/12/2021 13:17



3
 2
 2

Property Type:
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,020,000
Median Townhouse Price
 14/12/2020 - 13/12/2021: \$950,000

Comparable Properties

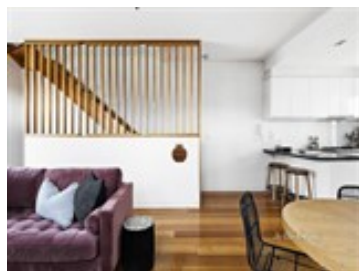


6/2 Lamb St MOONEE PONDS 3039 (REI)

Agent Comments

3
 3
 2

Price: \$963,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Townhouse (Res)



56 Dutton La ASCOT VALE 3032 (REI)

Agent Comments

3
 1
 2

Price: \$960,000
Method: Sold Before Auction
Date: 01/07/2021
Property Type: Townhouse (Res)



4/235 Ascot Vale Rd ASCOT VALE 3032 (REI)

Agent Comments

3
 2
 2

Price: \$950,000
Method: Sold Before Auction
Date: 12/11/2021
Property Type: Townhouse (Res)