

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

3/23-25 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2020

to

31 Mar 2021

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

| | | |
|---|-----------|-----------|
| 3/22 Evans Street Moonee Ponds VIC 3039 | \$670,000 | 18-Nov-20 |
| 4/20 Lawson Street Essendon VIC 3040 | \$648,000 | 05-Dec-20 |
| 10/1 McColl Court Brunswick West VIC 3055 | \$691,000 | 06-Mar-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: 08 April 2021

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**3/22 Evans Street Moonee Ponds
VIC 3039**

 2  1  1

Sold Price

\$670,000

Sold Date **18-Nov-20**

Distance **0.14km**



**4/20 Lawson Street Essendon VIC
3040**

 2  1  1

Sold Price

\$648,000

Sold Date **05-Dec-20**

Distance **0.3km**



**10/1 McColl Court Brunswick West
VIC 3055**

 2  1  2

Sold Price

^{RS} **\$691,000**

Sold Date **06-Mar-21**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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