

## 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

18 Dean Street Moonee Ponds VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Nov 2020

to

31 Oct 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 Smith Street Moonee Ponds VIC 3039	\$915,000	03-Jul-21
57 The Crescent Ascot Vale VIC 3032	\$855,000	30-Oct-21
22 Railway Crescent Moonee Ponds VIC 3039	\$880,000	13-Oct-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 November 2021

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**3 Smith Street Moonee Ponds VIC 3039**

 2  1  -

Sold Price

**\$915,000**

Sold Date

**03-Jul-21**

Distance

**0.86km**



**57 The Crescent Ascot Vale VIC 3032**

 2  1  -

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date

**30-Oct-21**

Distance

**0.94km**



**22 Railway Crescent Moonee Ponds VIC 3039**

 2  1  1

Sold Price

<sup>RS</sup> **\$880,000** <sup>UN</sup>

Sold Date

**13-Oct-21**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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