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

109/95 Buckley Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$640,000		&		\$690,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	305/10 Young St MOONEE PONDS 3039	\$720,000	04/02/2025
2	103/95 Buckley St MOONEE PONDS 3039	\$685,000	21/01/2025
3	609/4 Young St MOONEE PONDS 3039	\$670,000	30/11/2024

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:

04/03/2025 16:26



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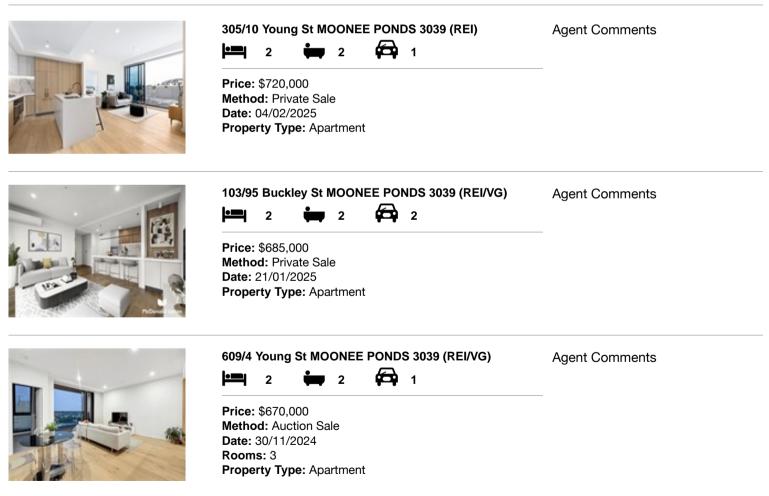


Property Type: Apartment Agent Comments

Eleanor Currie 0411 802 827 eleanor@whitefoxrealestate.com.au

> Indicative Selling Price \$640,000 - \$690,000 Median Unit Price December quarter 2024: \$560,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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