

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 STEELE STREET, MOONEE PONDS, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$1,700,000 to \$1,870,000

Provided by: Amy Blackburn, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (House)

\$1,230,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



22 DARLING ST, MOONEE PONDS, VIC

 4  2  2

Sale Price

***\$1,800,000**

Sale Date: 17/03/2018

Distance from Property: 1.5km



37 ADDISON ST, MOONEE PONDS, VIC

 4  2  1

Sale Price

****\$1,835,000**

Sale Date: 17/03/2018

Distance from Property: 115m



33 EGLINTON ST, MOONEE PONDS, VIC

 4  2  2

Sale Price

***\$1,855,000**

Sale Date: 12/05/2018

Distance from Property: 932m



This report has been compiled on 21/05/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 STEELE STREET, MOONEE PONDS, VIC 3039

Indicative selling price

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Price Range:

\$1,700,000 to \$1,870,000

Median sale price

Median price

\$1,230,000

House

X

Unit


Suburb

MOONEE PONDS

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
22 DARLING ST, MOONEE PONDS, VIC 3039	*\$1,800,000	17/03/2018
37 ADDISON ST, MOONEE PONDS, VIC 3039	**\$1,835,000	17/03/2018
33 EGLINTON ST, MOONEE PONDS, VIC 3039	*\$1,855,000	12/05/2018