

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

12/2 Lamb Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$981,500 Property Type Townhouse Suburb Moonee Ponds

Period - From 19/04/2021 to 18/04/2022 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	2a Munro St ASCOT VALE 3032	\$1,160,000	25/11/2021
2	16 Mcnae St MOONEE PONDS 3039	\$1,150,000	30/10/2021
3	1/8 Kendall St ESSENDON 3040	\$1,100,000	17/03/2022

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: 19/04/2022 08:28



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
19/04/2021 - 18/04/2022: \$981,500

Comparable Properties



2a Munro St ASCOT VALE 3032 (REI)

Agent Comments

3 2 1

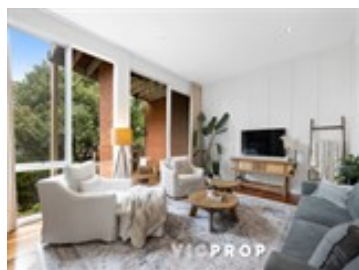
Price: \$1,160,000
Method: Sold Before Auction
Date: 25/11/2021
Property Type: Townhouse (Res)

16 Mcnae St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Auction Sale
Date: 30/10/2021
Property Type: Townhouse (Res)



1/8 Kendall St ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 17/03/2022
Property Type: Townhouse (Res)

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