

## 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

1/226 Maribyrnong Road 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

\$280,000

&

\$299,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2020

to

30 Apr 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

4/28 Hopetoun Street Moonee Ponds VIC 3039	\$300,000	05-Dec-20
Hopetoun Street Moonee Ponds VIC 3039	\$300,000	05-Dec-20
16/55 Buckley Street Moonee Ponds VIC 3039	\$292,500	17-Dec-20

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: 31 May 2021

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#### 4/28 Hopetoun Street Moonee Ponds VIC 3039

1
 1
 1

Sold Price

**\$300,000**Sold Date **05-Dec-20**

Distance

**0.64km**

#### Hopetoun Street Moonee Ponds VIC 3039

1
 1
 1

Sold Price

Sold Date **05-Dec-20**

Distance

**0.64km**

#### 16/55 Buckley Street Moonee Ponds VIC 3039

1
 1
 1

Sold Price

**\$292,500**Sold Date **17-Dec-20**

Distance

**1.92km**

RS = Recent sale

UN = Undisclosed Sale

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