# 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

#### 172 HOLMES ROAD MOONEE PONDS VIC 3039

#### Indicative selling price

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

Single Price			or range between		\$1,400,000	&	\$1,540,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$1,440,000	Prop	erty type	House		Suburb Moonee Ponds					
Period-from	01 Mar 2024	to	28 Feb 20	025	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	
14A ST KINNORD STREET ABERFELDIE VIC 3040	\$1,505,000	27-Nov-24	
30 GRANDISON STREET MOONEE PONDS VIC 3039	\$1,500,000	05-Oct-24	

#### 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.

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#### 14A ST KINNORD STREET ABERFELDIE VIC 3040 $\blacksquare 4 \textcircled{} 3 \textcircled{} 2$

# Sold Price \$1,505,000 Sold Date 27-Nov-24 Distance 0.87km



30 GRANDISON STREET MOONEE PONDS VIC 3039		Sold Price	\$1,500,000	Sold Date	05-Oct-24	
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#### RS = Recent sale UN = Undisclosed Sale

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