

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 lot411/1 Thomas Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2021 to 30/09/2021 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	12/32 Richardson St ESSENDON 3040	\$416,000	15/05/2021
2	5/202 Pascoe Vale Rd ESSENDON 3040	\$415,000	10/05/2021
3	11/50 Richardson St ESSENDON 3040	\$410,000	09/06/2021

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: 06/11/2021 17:41



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Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



12/32 Richardson St ESSENDON 3040 (REI/VG)

Agent Comments

1 1 1

Price: \$316,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Apartment



5/202 Pascoe Vale Rd ESSENDON 3040 (REI/VG)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 10/05/2021

Property Type: Apartment



11/50 Richardson St ESSENDON 3040 (VG)

Agent Comments

1 - -

Price: \$310,000

Method: Sale

Date: 09/06/2021

Property Type: Flat/Unit/Apartment (Res)