

# 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

712/15 Everage Street, 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)

Range between \$410,000

&

\$420,000

### Median sale price

Median price \$551,500

Property Type Unit

Suburb Moonee Ponds

Period - From 01/04/2023

to

30/06/2023

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	1705/15 Everage St MOONEE PONDS 3039	\$424,000	27/04/2023
2	1004/40 Hall St MOONEE PONDS 3039	\$410,000	17/03/2023
3	715/40 Hall St MOONEE PONDS 3039	\$360,000	05/06/2023

**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:

26/07/2023 16:25



Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$410,000 - \$420,000

Median Unit Price

June quarter 2023: \$551,500

## Comparable Properties



1705/15 Everage St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$424,000

Method: Private Sale

Date: 27/04/2023

Property Type: Apartment



1004/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 17/03/2023

Rooms: 2

Property Type: Apartment



715/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 05/06/2023

Rooms: 2

Property Type: Apartment