

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 12 Taylor Street, MOONEE PONDS 3039

Indicative selling price

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

**Range \$1,000,000 -
\$1,100,000**

Median sale price

Median **House** for **MOONEE PONDS** for period **Apr 2019 - Jul 2019**
Sourced from **REIV**.

\$1,290,000

Comparable property sales

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 the most comparable to the property for sale.

21 McPherson Street,
Moonee Ponds 3039

Price \$1,100,000 Sold 06
April 2019

3 Winchester Street,
Moonee Ponds 3039

Price \$960,000 Sold 04 May
2019

37 McPherson Street,
Moonee Ponds 3039

Price \$950,000 Sold 25 May
2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



3 beds



2 baths



1 parking

Frank Dowling Real Estate

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Contact agents



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 **Frank Dowling**
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