

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

58 Argyle Street, Moonee Ponds

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

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,167,000

Property type

House

Suburb

Moonee Ponds

Period - From

05/02/2019

to

05/02/2020

Source

Realestate.com.au

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. 17 Darling Street Moonee Ponds VIC 3039	\$1,377,000	07/12/2019
2. 95 Eglinton Street Moonee Ponds VIC 3039	\$1,350,000	06/11/2019
3. 4 Lennox Street Moonee Ponds VIC 3039	\$1,470,000	22/02/2020

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: 27/02/2020