

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

103/20 PARK STREET 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2021

to

30 Jun 2022

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

203/20 PARK STREET MOONEE PONDS VIC 3039	\$405,000	19-Feb-22
209/20 PARK STREET MOONEE PONDS VIC 3039	\$415,000	11-Mar-22
G02/20 PARK STREET MOONEE PONDS VIC 3039	\$444,000	29-Jun-22

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.~~

This Statement of Information was prepared on: 18 July 2022



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**203/20 PARK STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price **\$405,000** Sold Date **19-Feb-22**

Distance -



**209/20 PARK STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price **\$415,000** Sold Date **11-Mar-22**

Distance -



**G02/20 PARK STREET MOONEE
PONDS VIC 3039**

- - -

Sold Price ^{RS} **\$444,000** Sold Date **29-Jun-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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