## 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

39 Addison Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,600,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,580,000	Pro	operty Type	Hou	se		Suburb	Moonee Ponds	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	54 Holmes Rd MOONEE PONDS 3039	\$1,700,000	12/10/2024
2	26 Albert St MOONEE PONDS 3039	\$1,700,000	09/10/2024
3	28 Byron St MOONEE PONDS 3039	\$1,615,000	18/07/2024

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:

21/10/2024 10:21



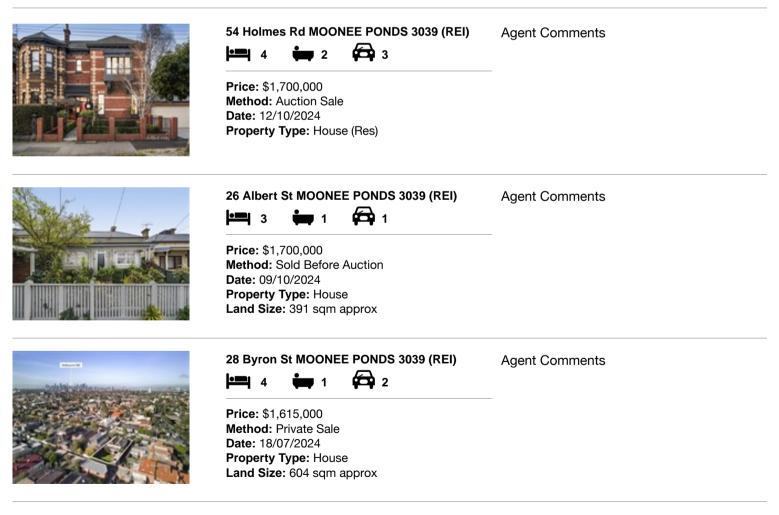






Property Type: House (Previously Occupied - Detached) Land Size: 350 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price September quarter 2024: \$1,580,000

# **Comparable Properties**



#### Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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