

## 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

71 PARK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,600,000

&

\$2,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Oct 2021

to

30 Sep 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

3 MACKAY STREET ESSENDON VIC 3040	\$2,605,000	08-Sep-22
21 MILVERTON STREET MOONEE PONDS VIC 3039	\$2,550,000	05-Oct-22
60 GLASS STREET ESSENDON VIC 3040	\$2,752,000	04-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 October 2022

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**3 MACKAY STREET ESSENDON VIC 3040** Sold Price <sup>RS</sup> **\$2,605,000** <sup>UN</sup> Sold Date **08-Sep-22**

 3  2  3

Distance **1.32km**



**21 MILVERTON STREET MOONEE PONDS VIC 3039** Sold Price <sup>RS</sup> **\$2,550,000** <sup>UN</sup> Sold Date **05-Oct-22**

 4  2  2

Distance **0.55km**



**60 GLASS STREET ESSENDON VIC 3040** Sold Price **\$2,752,000** Sold Date **04-Jun-22**

 4  3  3

Distance **1.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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