

## 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

4/26 Montague 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,250

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2019

to

31 Dec 2019

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

|   |           |           |
|---|-----------|-----------|
| 4/90-92 Primrose Street Essendon VIC 3040 | \$495,000 | 03-Aug-19 |
| 1/7 Violet Street Essendon VIC 3040       | \$497,000 | 09-Dec-19 |
| 2/26 Glass Street Essendon VIC 3040       | \$515,000 | 16-Nov-19 |

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: 21 January 2020



**4/90-92 Primrose Street Essendon VIC 3040**

Sold Price

<sup>RS</sup> **\$495,000** Sold Date **03-Aug-19**

2 1 1

Distance **0.58km**



**1/7 Violet Street Essendon VIC 3040**

Sold Price

<sup>RS</sup> **\$497,000** Sold Date **09-Dec-19**

2 1 1

Distance **1.8km**



**2/26 Glass Street Essendon VIC 3040**

Sold Price

<sup>RS</sup> **\$515,000** Sold Date **16-Nov-19**

2 1 1

Distance **1.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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