

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 31 Bowen Street, Moonee Ponds VIC 3041

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 \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,387,500 Property type House Suburb Moonee Ponds

Period - From 26/06/2020 to 25/06/2021 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. 59 Robinson Street, Moonee Ponds	\$2,060,000	20/02/2021
2. 10 Grace Street, Moonee Ponds	\$1,905,000	03/07/2021
3. 6 Taylor Street, Moonee Ponds	\$1,820,000	06/06/2021

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: 05/07/2021