

## 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

18 BLOOM 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Oct 2023

to

30 Sep 2024

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

|   |             |           |
|---|-------------|-----------|
| 759 MT ALEXANDER ROAD MOONEE PONDS VIC 3039 | -           | 31-Aug-24 |
| 80A WAVERLEY STREET MOONEE PONDS VIC 3039   | \$1,222,000 | 26-Aug-24 |
| 54 BROWNING STREET MOONEE PONDS VIC 3039    | \$1,170,000 | 28-May-24 |

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: 14 October 2024



**759 MT ALEXANDER ROAD  
 MOONEE PONDS VIC 3039**

 3  1  1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **31-Aug-24**

Distance **0.4km**



**80A WAVERLEY STREET MOONEE  
 PONDS VIC 3039**

 3  2  2

Sold Price

**\$1,222,000**

Sold Date **26-Aug-24**

Distance **1.11km**



**54 BROWNING STREET MOONEE  
 PONDS VIC 3039**

 3  1  -

Sold Price

**\$1,170,000**

Sold Date **28-May-24**

Distance **1.35km**

RS = Recent sale      UN = Undisclosed Sale

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