

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

5 STUART STREET MOONEE PONDS VIC 3039

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

\$1,590,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Apr 2023

to

31 Mar 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

4 EDDY STREET MOONEE PONDS VIC 3039	\$1,700,000	06-Feb-24
144 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$1,675,000	20-Apr-24
13 GRANDISON STREET MOONEE PONDS VIC 3039	\$1,658,000	25-Nov-23

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: 30 April 2024



**4 EDDY STREET MOONEE PONDS
VIC 3039**

Sold Price

^{RS} **\$1,700,000**

Sold Date

06-Feb-24



4



1



2

Distance

1.21km



**144 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

Sold Price

^{RS} **\$1,675,000**

Sold Date

20-Apr-24



5



2



-

Distance

1.38km



**13 GRANDISON STREET MOONEE
PONDS VIC 3039**

Sold Price

^{RS} **\$1,658,000**

Sold Date

25-Nov-23



4



1



2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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