

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

15 Margaret Muir Way, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$576,000 House Unit X Suburb Moonee Ponds

Period - From 01/04/2019 to 30/06/2019 Source REIV

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	24 Orford St MOONEE PONDS 3039	\$1,100,000	25/06/2019
2	1a Hudson St MOONEE PONDS 3039	\$1,046,000	29/06/2019
3	3/22 Argyle St MOONEE PONDS 3039	\$900,000	28/06/2019

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.



3 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



24 Orford St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 25/06/2019

Rooms: -

Property Type: Townhouse (Res)



1a Hudson St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 1

Price: \$1,046,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Townhouse (Res)



3/22 Argyle St MOONEE PONDS 3039 (REI)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 28/06/2019

Rooms: -

Property Type: Townhouse (Single)