

# 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

30 Scotia 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)

Range between \$1,200,000 & \$1,250,000

### Median sale price

Median price \$1,586,250 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 to 31/03/2023 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	19 Grandison St MOONEE PONDS 3039	\$1,206,000	20/05/2023
2	11 Hudson St MOONEE PONDS 3039	\$1,220,000	29/05/2023
3	1 Elizabeth St MOONEE PONDS 3039	\$1,207,000	11/06/2023

**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:

21/06/2023 11:09

30 Scotia Street, Moonee Ponds Vic 3039



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**Property Type:** House  
**Land Size:** 324 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
March quarter 2023: \$1,586,250

## Comparable Properties



**19 Grandison St MOONEE PONDS 3039 (REI)** **Agent Comments**

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**Price:** \$1,206,000  
**Method:** Auction Sale  
**Date:** 20/05/2023  
**Property Type:** House (Res)



**11 Hudson St MOONEE PONDS 3039 (REI)** **Agent Comments**

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**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx



**1 Elizabeth St MOONEE PONDS 3039 (REI)** **Agent Comments**

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**Price:** \$1,207,000  
**Method:** Sold Before Auction  
**Date:** 11/06/2023  
**Property Type:** House (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



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