

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

2/9 Grandview Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$634,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2021 to 30/09/2022 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	4/20 Fletcher St ESSENDON 3040	\$826,000	04/11/2022
2	2/6 Riverview Rd ESSENDON 3040	\$790,000	01/10/2022
3	3/37 Miller St ESSENDON 3040	\$733,000	29/07/2022

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:

14/11/2022 11:55

2/9 Grandview Street, Moonee Ponds Vic 3039



2 -

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price

\$730,000 - \$790,000

Median Unit Price

Year ending September 2022: \$634,500

Comparable Properties



4/20 Fletcher St ESSENDON 3040 (REI)

Agent Comments

4 1 1

Price: \$826,000
Method: Sold Before Auction
Date: 04/11/2022
Property Type: Townhouse (Res)



2/6 Riverview Rd ESSENDON 3040 (REI)

Agent Comments

2 1 1

Price: \$790,000
Method: Auction Sale
Date: 01/10/2022
Property Type: Unit



3/37 Miller St ESSENDON 3040 (REI/VG)

Agent Comments

3 1 1

Price: \$733,000
Method: Private Sale
Date: 29/07/2022
Property Type: Unit

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



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