

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

4/64-66 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/01/2022 to 31/03/2022 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	19/128 Maribyrnong Rd MOONEE PONDS 3039	\$575,000	09/05/2022
2	1206/7 Aspen St MOONEE PONDS 3039	\$545,000	05/04/2022
3	1/3 Lennox St MOONEE PONDS 3039	\$510,000	08/02/2022

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:

28/05/2022 09:32



Property Type: Apartment

Agent Comments

Comparable Properties



19/128 Maribyrnong Rd MOONEE PONDS 3039 (REI) Agent Comments



Price: \$575,000

Method: Private Sale

Date: 09/05/2022

Property Type: Apartment



1206/7 Aspen St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$545,000

Method: Private Sale

Date: 05/04/2022

Property Type: Apartment



1/3 Lennox St MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 08/02/2022

Property Type: Unit