

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

16 Mantell Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price \$1,629,000

Median sale price

Median price \$1,597,250

Property Type House

Suburb Moonee Ponds

Period - From 01/04/2021

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	6c Huntly St MOONEE PONDS 3039	\$1,625,000	02/04/2022
2	13A Capulet St MOONEE PONDS 3039	\$1,625,000	11/12/2021
3			

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:

16/05/2022 12:01



Property Type: House (Res)

Agent Comments

Comparable Properties



6c Huntly St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)



13A Capulet St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Auction Sale

Date: 11/12/2021

Property Type: Townhouse (Res)

Land Size: 257 sqm approx

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.