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

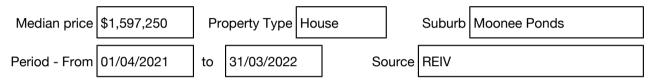
16 Mantell Street, Moonee Ponds Vic 3039

Indicative selling price

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underaultina
i or the meaning		consumer.vie.gov.au/	underquoting

Single price \$1,629,000

Median sale price



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 sixmonths 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



16 Mantell Street, Moonee Ponds Vic 3039

COLLINGS Harry Manaras

9486 2000 0420 477 007





Property Type: House (Res) Agent Comments

harry@collings.com.au **Indicative Selling Price** \$1,629,000 **Median House Price**

Year ending March 2022: \$1,597,250

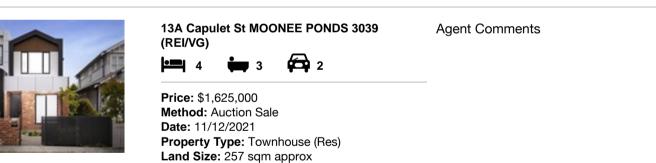
Agent Comments

Comparable Properties



Price: \$1,625,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res)

2



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.

Account - Collings Real Estate | P: 03 9486 2000

propertydata



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