

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

1/82 PARK STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

3/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039	\$750,000	24-Oct-23
2/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039	\$780,000	21-Oct-23
1/59-61 BUCKLEY STREET MOONEE PONDS VIC 3039	\$750,000	24-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 March 2024



**3/59-61 BUCKLEY STREET
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$750,000** Sold Date **24-Oct-23**

Distance **0.96km**



**2/59-61 BUCKLEY STREET
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$780,000** Sold Date **21-Oct-23**

Distance **0.97km**



**1/59-61 BUCKLEY STREET MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price **\$750,000** Sold Date **24-Oct-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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