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	2/20 Wilson Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$695,000

Median sale price

Median price	\$576,000	Hou	ıse	Unit	Х	Suburb	Moonee Ponds
Period - From	01/04/2019	to	30/06/2019		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

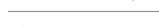
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/78 Clarinda Rd MOONEE PONDS 3039	\$725,000	24/07/2019
2	3/26 Park St MOONEE PONDS 3039	\$710,000	13/07/2019

OR

3

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.





2/34 Park St MOONEE PONDS 3039

\$665,000

27/04/2019



Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

Indicative Selling Price \$650,000 - \$695,000 **Median Unit Price** June quarter 2019: \$576,000

Comparable Properties



1/78 Clarinda Rd MOONEE PONDS 3039 (REI)

€ 2

Price: \$725.000 Method: Private Sale Date: 24/07/2019 Rooms: 3

Property Type: Unit

3/26 Park St MOONEE PONDS 3039 (REI)

-2

Price: \$710,000 Method: Auction Sale Date: 13/07/2019

Rooms: -

Property Type: Villa

Agent Comments

Agent Comments



2/34 Park St MOONEE PONDS 3039 (REI)

Price: \$665,000 Method: Auction Sale Date: 27/04/2019

Rooms: -

Property Type: Unit

Agent Comments

Account - Avion Properties | P: 03 9317 6500

