

## 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

2/20 Wilson Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$695,000

### Median sale price

Median price \$576,000

House

Unit

X

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.

	Address 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
3	2/34 Park St MOONEE PONDS 3039	\$665,000	27/04/2019

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.



 2  1  1

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

**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)** **Agent Comments**

 2  1  2

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 24/07/2019  
**Rooms:** 3  
**Property Type:** Unit



**3/26 Park St MOONEE PONDS 3039 (REI)** **Agent Comments**

 2  1  1

**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 13/07/2019  
**Rooms:** -  
**Property Type:** Villa



**2/34 Park St MOONEE PONDS 3039 (REI)** **Agent Comments**

 2  1  1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** Unit