

# STATEMENT OF INFORMATION

2/23 SCOTIA STREET, MOONEE PONDS, VIC 3039

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/23 SCOTIA STREET, MOONEE PONDS,**

2 1 1

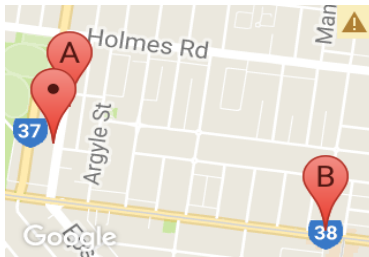
**Indicative Selling Price**

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

**Price Range: \$430,000 to \$470,000**

Provided by: Maurice Moschini, Maddison Estate Agents

## MEDIAN SALE PRICE



**MOONEE PONDS, VIC, 3039**

**Suburb Median Sale Price (Unit)**

**\$490,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1/48 SCOTIA ST, MOONEE PONDS, VIC 3039**

2 1 1

**Sale Price**

**\*\$495,000**

Sale Date: 24/02/2018

Distance from Property: 139m



**84 MARIBYRNONG RD, MOONEE PONDS, VIC**

2 1 1

**Sale Price**

**\*\$430,000**

Sale Date: 11/11/2017

Distance from Property: 854m



**15/122 MARIBYRNONG RD, MOONEE PONDS,**

2 1 1

**Sale Price**

**\$456,000**

Sale Date: 11/11/2017

Distance from Property: 945m



This report has been compiled on 27/03/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2/23 SCOTIA 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)

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$490,000

House

Unit

X


Suburb

MOONEE PONDS

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
1/48 SCOTIA ST, MOONEE PONDS, VIC 3039	*\$495,000	24/02/2018
84 MARIBYRNONG RD, MOONEE PONDS, VIC 3039	*\$430,000	11/11/2017
15/122 MARIBYRNONG RD, MOONEE PONDS, VIC 3039	\$456,000	11/11/2017