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

12/48-50 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$390,000		&		\$429,000			
Median sale pr	rice							
Median price	\$543,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	14/01/2020	to	13/01/2021		So	urce	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 sixmonths 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	3/48-50 Evans St MOONEE PONDS 3039	\$380,000	07/11/2020
2	4/48-50 Evans St MOONEE PONDS 3039	\$385,000	30/10/2020
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:

14/01/2021 12:48









Under cover

Property Type: Apartment Agent Comments

John Bisignano 03 9489 1030 0413 067 916 john.bisignano@thebisiagent.com.au

> **Indicative Selling Price** \$390,000 - \$429,000 **Median Unit Price** 14/01/2020 - 13/01/2021: \$543,000

Comparable Properties



3/48-50 Evans St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$380,000 Method: Private Sale Date: 07/11/2020 Rooms: 3 Property Type: Apartment



4/48-50 Evans St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Price: \$385,000 Method: Private Sale Date: 30/10/2020 Rooms: 3 Property Type: Flat

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 - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.