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	

Indicative selling price

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

Single price \$645,000

Median sale price

Median price	\$450,000	Pro	perty Type	Jnit		Suburb	Moonee Ponds
Period - From	01/01/2023	to	31/03/2023		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

Add	dress of comparable property	Price	Date of sale
1	204/8 Sydenham St MOONEE PONDS 3039	\$650,000	10/03/2023
2	104/8 Sydenham St MOONEE PONDS 3039	\$635,000	11/03/2023
3	214/7 Aspen St MOONEE PONDS 3039	\$550,000	12/05/2023

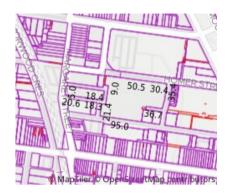
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2023 12:50









Agent Comments

Indicative Selling Price \$645,000 **Median Unit Price** March quarter 2023: \$450,000

Comparable Properties

204/8 Sydenham St MOONEE PONDS 3039

(REI)

└─ 2

Price: \$650,000 Method: Private Sale Date: 10/03/2023 Property Type: Unit

Agent Comments



104/8 Sydenham St MOONEE PONDS 3039

(REI)







Price: \$635,000 Method: Private Sale Date: 11/03/2023

Property Type: Apartment

Agent Comments



214/7 Aspen St MOONEE PONDS 3039 (REI)





Price: \$550.000 Method: Private Sale Date: 12/05/2023

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



