

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

23 Addison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/07/2019

to

30/09/2019

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	8 Taylor St MOONEE PONDS 3039	\$837,000	21/12/2019
2	138 Mt Alexander Rd TRAVANCORE 3032	\$800,000	16/11/2019
3	48 Pearson St BRUNSWICK WEST 3055	\$800,000	11/07/2019

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.~~

This Statement of Information was prepared on:

06/01/2020 09:38



2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

September quarter 2019: \$607,500

Comparable Properties



8 Taylor St MOONEE PONDS 3039 (REI)

Agent Comments

2
 1
 -

Price: \$837,000

Method: Auction Sale

Date: 21/12/2019

Property Type: House (Res)



138 Mt Alexander Rd TRAVANCORE 3032 (REI) Agent Comments

2
 1
 -

Price: \$800,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)



48 Pearson St BRUNSWICK WEST 3055 (REI/VG)

Agent Comments

2
 1
 -

Price: \$800,000

Method: Private Sale

Date: 11/07/2019

Property Type: House

Land Size: 263 sqm approx