

## 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

5/57 Buckley 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

4/36 Park Street Moonee Ponds VIC 3039	\$690,000	27-Mar-21
2/99 McPherson Street Essendon VIC 3040	\$730,000	24-Mar-21
1/51 Hoddle Street Essendon VIC 3040	\$715,000	13-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 06 April 2021

**4/36 Park Street Moonee Ponds  
VIC 3039** 2  2  1

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**27-Mar-21**

Distance

**0.55km****2/99 McPherson Street Essendon  
VIC 3040** 2  1  1

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**24-Mar-21**

Distance

**0.56km****1/51 Hoddle Street Essendon VIC  
3040** 2  1  1

Sold Price

**\$715,000**

Sold Date

**13-Feb-21**

Distance

**0.64km****RS** = Recent sale**UN** = Undisclosed Sale

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