

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

74 WAVERLEY STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,516,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 May 2022

to

30 Apr 2023

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

35 CLYDEBANK ROAD ESSENDON WEST VIC 3040	\$1,305,000	18-May-23
52 KING STREET ESSENDON VIC 3040	\$2,375,000	14-Dec-22
6 DALE STREET MARIBYRNONG VIC 3032	\$1,881,000	25-Mar-23

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: 30 May 2023

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35 CLYDEBANK ROAD ESSENDON WEST VIC 3040

5 2 2

Sold Price ^{RS} **\$1,305,000** ^{UN} Sold Date **18-May-23**

Distance **1.68km**



52 KING STREET ESSENDON VIC 3040

5 2 4

Sold Price **\$2,375,000** Sold Date **14-Dec-22**

Distance **1.82km**



6 DALE STREET MARIBYRNONG VIC 3032

5 3 4

Sold Price ^{RS} **\$1,881,000** Sold Date **25-Mar-23**

Distance **1.52km**

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

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