

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

202/19 Moore 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

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2021

to

31 Dec 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

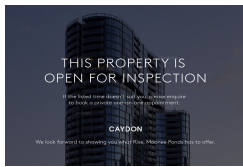
308/15 Everage Street Moonee Ponds VIC 3039	\$525,000	31-Aug-21
308/7 Aspen Street Moonee Ponds VIC 3039	\$525,000	31-Aug-21
24/17 Moore Street Moonee Ponds VIC 3039	\$510,000	17-Mar-21

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: 24 January 2022

saade ghazi
P 93157888
M 0407013304
E saade@hunterfrench.com.au



308/15 Everage Street Moonee Ponds VIC 3039

 2  2  1

Sold Price

\$525,000

Sold Date

31-Aug-21

Distance

0.27km



308/7 Aspen Street Moonee Ponds VIC 3039

 2  2  1

Sold Price

Sold Date

31-Aug-21

Distance

0.27km



24/17 Moore Street Moonee Ponds VIC 3039

 2  2  1

Sold Price

\$510,000

Sold Date

17-Mar-21

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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