

## 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

39 EVANS 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

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,446,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Jan 2024

to

31 Dec 2024

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

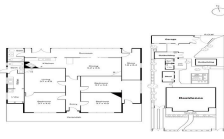
Date of sale

9 KIPLING STREET MOONEE PONDS VIC 3039	\$2,300,000	12-Nov-24
26 KENDALL STREET ESSENDON VIC 3040	\$2,110,000	10-Oct-24

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: 22 January 2025



**9 KIPLING STREET MOONEE  
PONDS VIC 3039**

 4  2  2

Sold Price <sup>RS</sup> **\$2,300,000** <sup>UN</sup> Sold Date **12-Nov-24**

Distance **1.29km**



**26 KENDALL STREET ESSENDON  
VIC 3040**

 4  1  1

Sold Price **\$2,110,000** Sold Date **10-Oct-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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