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

71 DARLING 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	Single Price		or range between		\$1,020,000	&	\$1,120,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,530,000	Prop	erty type	type House		Suburb	Moonee Ponds			
Period-from	01 Dec 2023	to	30 Nov 2	024	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	
20 HUDSON STREET MOONEE PONDS VIC 3039	\$1,155,000	16-Nov-24	
124 ATHOL STREET MOONEE PONDS VIC 3039	\$1,045,000	01-Aug-24	
66 FENTON STREET ASCOT VALE VIC 3032	\$1,165,000	21-Sep-24	

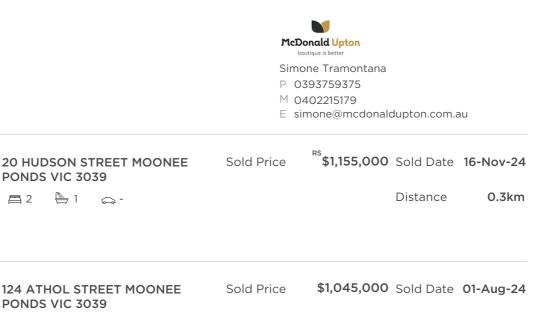
OR

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 December 2024



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Distance

0.26km



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66 FEN VIC 303		REET ASCOT VALE	Sold Price	\$1,165,000	Sold Date	21-Sep-24
➡ 2	ا	Ģ ¹			Distance	2.13km

RS = Recent sale UN = Undisclosed Sale

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