

## 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

29 Darling 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)

Single price \$1,150,000

#### Median sale price

Median price \$1,313,500

House

X

Unit

Suburb Moonee Ponds

Period - From 01/04/2018

to

31/03/2019

Source REIV

#### 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 six 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
1		
2		
3		

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 six months.~~

29 Darling Street, Moonee Ponds Vic 3039



 3  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 241 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000

**Median House Price**  
Year ending March 2019: \$1,313,500

## Comparable Properties



**21 Mcpherson St MOONEE PONDS 3039 (REI)** **Agent Comments**

 3  -  1

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** House (Res)



**104 Francis St ASCOT VALE 3032 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 235 sqm approx

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 six months.