

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

1510/51 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$450,000

Median sale price

Median price \$450,000

Property Type Unit

Suburb Moonee Ponds

Period - From 01/01/2023

to

31/03/2023

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	1610/51 Homer St MOONEE PONDS 3039	\$425,000	01/02/2023
2	1710/51 Homer St MOONEE PONDS 3039	\$412,500	25/01/2023
3	1807/51 Homer St MOONEE PONDS 3039	\$400,000	23/01/2023

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.~~

This Statement of Information was prepared on:

05/07/2023 09:38

1510/51 Homer Street, Moonee Ponds Vic 3039

MRE

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Property Type: Strata Unit/Flat
Land Size: 62 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median Unit Price
March quarter 2023: \$450,000

Comparable Properties



1610/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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Price: \$425,000
Method: Private Sale
Date: 01/02/2023
Property Type: Apartment

1710/51 Homer St MOONEE PONDS 3039 (VG)

Agent Comments

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Price: \$412,500
Method: Sale
Date: 25/01/2023
Property Type: Flat/Unit/Apartment (Res)



1807/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 23/01/2023
Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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