

## 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

24 Scotia 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Nov 2020

to

31 Oct 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

|  |             |           |
|--|-------------|-----------|
| 22 Scotia Street Moonee Ponds VIC 3039 | \$1,350,000 | 22-Nov-20 |
| 36 Scotia Street Moonee Ponds VIC 3039 | \$1,280,000 | 18-May-20 |
| 114 Athol Street Moonee Ponds VIC 3039 | \$1,200,000 | 09-Dec-20 |

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: 01 November 2021



**22 Scotia Street Moonee Ponds VIC 3039** Sold Price **\$1,350,000** Sold Date **22-Nov-20**

4 2 2

Distance **0.01km**



**36 Scotia Street Moonee Ponds VIC 3039** Sold Price **\$1,280,000** Sold Date **18-May-20**

3 2 1

Distance **0.05km**



**114 Athol Street Moonee Ponds VIC 3039** Sold Price **\$1,200,000** Sold Date **09-Dec-20**

3 1 -

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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