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

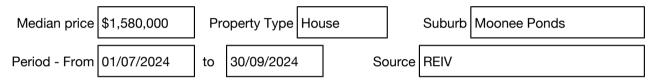
21 Chaucer Street, Moonee Ponds Vic 3039

Indicative selling price

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		price see	consumer.vic.gov.au	/ under quoting

Single price \$2,050,000

Median sale price



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	22 Hoddle St ESSENDON 3040	\$2,052,000	30/11/2024
2	27 Lucknow St TRAVANCORE 3032	\$2,010,000	24/08/2024
3	33 Fenton St ASCOT VALE 3032	\$2,000,000	20/07/2024

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:

11/01/2025 16:13









Property Type: Agent Comments Indicative Selling Price \$2,050,000 Median House Price September quarter 2024: \$1,580,000

Comparable Properties

22 Hoddle St ESSENDON 3040 (REI) 4 2 2 2 Price: \$2,052,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 625 sqm approx	Agent Comments
27 Lucknow St TRAVANCORE 3032 (REI/VG) 3 1 2 Price: \$2,010,000 Method: Auction Sale Date: 24/08/2024 Property Type: House (Res) Land Size: 679 sqm approx	Agent Comments
33 Fenton St ASCOT VALE 3032 (REI/VG) 4 2 0 1 Price: \$2,000,000 Method: Auction Sale Date: 20/07/2024 Property Type: House (Res) Land Size: 325 sqm approx	Agent Comments

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