

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,050,000

### Median sale price

Median price

\$1,580,000

Property Type

House

Suburb

Moonee Ponds

Period - From

01/07/2024

to

30/09/2024

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	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)**

Agent Comments



**Price:** \$2,052,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



**27 Lucknow St TRAVANCORE 3032 (REI/VG)**

Agent Comments



**Price:** \$2,010,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx



**33 Fenton St ASCOT VALE 3032 (REI/VG)**

Agent Comments



**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** House (Res)  
**Land Size:** 325 sqm approx

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