

## 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

55 Derby 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

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,323,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Nov 2019

to

31 Oct 2020

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

6 George Street Moonee Ponds VIC 3039	\$1,300,000	03-Mar-20
17 Flower Street Essendon VIC 3040	\$1,310,000	20-Mar-20
109 Holmes Road Moonee Ponds VIC 3039	\$1,230,000	27-May-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: 09 November 2020



### 6 George Street Moonee Ponds VIC 3039

3 1 3

Sold Price

**\$1,300,000**

Sold Date **03-Mar-20**

Distance **0.09km**



### 17 Flower Street Essendon VIC 3040

2 2 1

Sold Price

**\$1,310,000**

Sold Date **20-Mar-20**

Distance **1.09km**



### 109 Holmes Road Moonee Ponds VIC 3039

4 2 2

Sold Price

**\$1,230,000**

Sold Date **27-May-20**

Distance **0.28km**



### 92 The Parade Ascot Vale VIC 3032

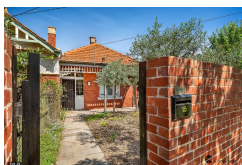
3 2 2

Sold Price

**\$1,330,000**

Sold Date **26-Mar-20**

Distance **1.04km**



### 15 Flower Street Essendon VIC 3040

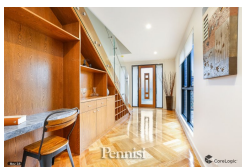
3 1 1

Sold Price

**\$1,340,000**

Sold Date **14-Mar-20**

Distance **1.08km**



### 7 Roach Avenue Aberfeldie VIC 3040

4 3 2

Sold Price

**\$1,370,000**

Sold Date **11-Mar-20**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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