

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

61 Scott Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,351,000

Property Type House

Suburb Moonee Ponds

Period - From 01/07/2019

to 30/06/2020

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	74 Waverley St MOONEE PONDS 3039	\$1,570,000	06/04/2020
2	96 Epsom Rd ASCOT VALE 3032	\$1,450,000	20/04/2020
3	14 Hurtle St ASCOT VALE 3032	\$1,430,000	21/03/2020

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:

21/07/2020 12:21

61 Scott Street, Moonee Ponds Vic 3039



3-4 2 2

Property Type: House
Land Size: 504 sqm approx

Agent Comments

A bright and cheery Bungalow in a very popular location near to Clarinda Park and all that is offered around the Maribyrnong River precinct.. The house has excellent amenity, fixtures and flexibility in the floor plan. A terrific family home in an excellent location.

Indicative Selling Price
\$1,400,000 - \$1,500,000

Median House Price
Year ending June 2020: \$1,351,000

Comparable Properties



74 Waverley St MOONEE PONDS 3039 (REI)

Agent Comments

4 2 4

Price: \$1,570,000
Method: Private Sale
Date: 06/04/2020
Rooms: 6
Property Type: House
Land Size: 857 sqm approx



96 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000
Method: Private Sale
Date: 20/04/2020
Property Type: House (Res)
Land Size: 445 sqm approx



14 Hurtle St ASCOT VALE 3032 (REI/VG)

Agent Comments

4 1 3

Price: \$1,430,000
Method: Private Sale
Date: 21/03/2020
Property Type: House
Land Size: 523 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.