

# 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

26 St James 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)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,570,000

Property Type House

Suburb Moonee Ponds

Period - From 16/03/2021

to

15/03/2022

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	43 Mcpherson St MOONEE PONDS 3039	\$1,360,000	18/12/2021
2			
3			

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:

16/03/2022 13:32

26 St James Street, Moonee Ponds Vic 3039



 3  1  1

**Property Type:** House  
**Land Size:** 225 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
16/03/2021 - 15/03/2022: \$1,570,000

## Comparable Properties



**43 Mcpherson St MOONEE PONDS 3039 (REI)** **Agent Comments**

 3  2  1

**Price:** \$1,360,000  
**Method:** Auction Sale  
**Date:** 18/12/2021  
**Property Type:** House (Res)

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.

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



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