

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

1/20 WILSON STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,750

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2021

to

30 Apr 2022

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

25 CANTERBURY STREET MOONEE PONDS VIC 3039	\$810,000	27-Apr-22
9/57 BUCKLEY STREET MOONEE PONDS VIC 3039	\$785,100	28-Feb-22
301/55 HOMER STREET MOONEE PONDS VIC 3039	\$790,000	09-Dec-21

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: 04 May 2022

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**25 CANTERBURY STREET MOONEE PONDS VIC 3039**

Sold Price

RS

\$810,000

Sold Date

27-Apr-22 2 1 1

Distance

1.42km**9/57 BUCKLEY STREET MOONEE PONDS VIC 3039**

Sold Price

\$785,100

Sold Date

28-Feb-22 2 1 1

Distance

0.65km**301/55 HOMER STREET MOONEE PONDS VIC 3039**

Sold Price

\$790,000

Sold Date

09-Dec-21 3 2 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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