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

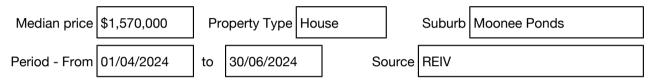
2 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning c	of this price see cor	nsumer.vic.gov.au/	underquot	ing

Single price \$3,250,000

Median sale price



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 sixmonths 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		
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.

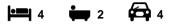
This Statement of Information was prepared on:

23/09/2024 09:47









Property Type: House (Res) Land Size: 1073 sqm approx Indicative Selling Price \$3,250,000 Median House Price June quarter 2024: \$1,570,000

Agent Comments

Double fronted brick Victorian on a corner block. Offering 4 bedrooms, 2 bathrooms, formal living, formal dining, rear living/meals area, double garage plus driveway parking for 2+ cars.

Comparable Properties

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.

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