

# 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 of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,250,000

### Median sale price

Median price \$1,570,000

Property Type House

Suburb Moonee Ponds

Period - From 01/04/2024

to 30/06/2024

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		
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



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**Property Type:** House (Res)  
**Land Size:** 1073 sqm approx

**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.

**Indicative Selling Price**

\$3,250,000

**Median House Price**

June quarter 2024: \$1,570,000

## 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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