

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 Argyle Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$3,500,000

&

\$3,750,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Moonee Ponds

Period - From 01/10/2020

to

30/09/2021

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 Ardmillan Rd MOONEE PONDS 3039	\$3,900,000	29/06/2021
2	43 Afton St ABERFELDIE 3040	\$3,600,000	13/11/2021
3	6 Athol St MOONEE PONDS 3039	\$3,360,000	20/07/2021

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:

25/11/2021 11:53

26 Argyle Street, Moonee Ponds Vic 3039



 3  2  3

Rooms: 5
Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,750,000
Median House Price
Year ending September 2021: \$1,450,000

Comparable Properties

43 Ardmillan Rd MOONEE PONDS 3039 (VG) **Agent Comments**

 6  -  -

Price: \$3,900,000
Method: Sale
Date: 29/06/2021
Property Type: House (Res)
Land Size: 887 sqm approx



43 Afton St ABERFELDIE 3040 (REI) **Agent Comments**

 4  3  4

Price: \$3,600,000
Method: Private Sale
Date: 13/11/2021
Property Type: House
Land Size: 801 sqm approx



6 Athol St MOONEE PONDS 3039 (REI/VG) **Agent Comments**

 4  2  1

Price: \$3,360,000
Method: Private Sale
Date: 20/07/2021
Property Type: House
Land Size: 708 sqm approx

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



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