Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 217/51 Homer Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$485,000		&		\$510,000				
Median sale p	rice								
Median price	\$551,500	Pro	operty Type	Unit			Suburb	Moonee Ponds	
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1104/51 Homer St MOONEE PONDS 3039	\$487,500	03/07/2023
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:

13/09/2023 11:32









Property Type: Apartment Agent Comments

Indicative Selling Price \$485,000 - \$510,000 Median Unit Price June quarter 2023: \$551,500

Comparable Properties



1104/51 Homer St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$487,500 Method: Private Sale Date: 03/07/2023 Property Type: Apartment

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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propertydata



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