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	11 HERITAGE 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	$1,200,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,440,000	Property type	House	Suburb	Moonee Ponds
Period-from	01 Mar 2024	to	28 Feb 2025	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
71 DARLING STREET MOONEE PONDS VIC 3039	$1,185,000	08-Feb-25
33 ROBINSON STREET MOONEE PONDS VIC 3039	$1,440,000	16-Dec-24
39 MOORE STREET MOONEE PONDS VIC 3039	$1,310,000	28-Nov-24

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: 19 March 2025

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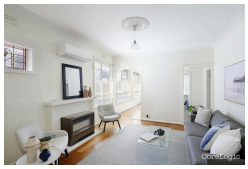
71 DARLING STREET MOONEE PONDS VIC 3039

2 1 2

Sold Price RS $1,185,000 Sold Date 08-Feb-25

Distance 1.41km



33 ROBINSON STREET MOONEE PONDS VIC 3039

3 1 1

Sold Price $1,440,000 Sold Date 16-Dec-24

Distance 0.15km

39 MOORE STREET MOONEE PONDS VIC 3039

3 1 1

Sold Price $1,310,000 Sold Date 28-Nov-24

Distance 1.2km

RS = Recent sale **UN** = Undisclosed Sale

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