

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

8/67-69 EGLINTON 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/64 HOLMES ROAD MOONEE PONDS VIC 3039	\$540,000	25-Oct-23
8/11 NEWHALL AVENUE MOONEE PONDS VIC 3039	\$560,000	09-Oct-23
6/3 LENNOX STREET MOONEE PONDS VIC 3039	\$470,000	04-Mar-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: 20 March 2024

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**2/64 HOLMES ROAD MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price **\$540,000** Sold Date **25-Oct-23**

Distance **0.36km**



**8/11 NEWHALL AVENUE MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price **\$560,000** Sold Date **09-Oct-23**

Distance **0.44km**



**6/3 LENNOX STREET MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **04-Mar-24**

Distance **0.58km**

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

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