

## 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

856 MT ALEXANDER ROAD MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,390,000

&

\$1,490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Nov 2023

to

31 Oct 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 6 NORMANBY STREET MOONEE PONDS VIC 3039 | \$1,440,000 | 05-Oct-24 |
| 14 DICKENS STREET MOONEE PONDS VIC 3039 | \$1,452,000 | 27-Jul-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: 15 November 2024



**6 NORMANBY STREET MOONEE  
PONDS VIC 3039**

 3  1  1

Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **05-Oct-24**

Distance **1.49km**



**14 DICKENS STREET MOONEE  
PONDS VIC 3039**

 3  1  1

Sold Price **\$1,452,000** Sold Date **27-Jul-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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