

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	65 Darling St MOONEE PONDS 3039	\$1,240,000	29/04/2017
2	29 Lennox St MOONEE PONDS 3039	\$1,250,000	28/02/2017
3	119 Eglinton St MOONEE PONDS 3039	\$1,270,000	27/02/2017

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.



3 2 2

Rooms:
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments

Fully renovated home on low maintenance block close to many Moonee Ponds amenities.

Indicative Selling Price

\$1,295,000

Median House Price

Year ending June 2017: \$1,300,000

Comparable Properties



65 Darling St MOONEE PONDS 3039 (REI)

3 2 2

Price: \$1,240,000
Method: Auction Sale
Date: 29/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments

Very comparable accommodation and land offering, recently renovated interior. Weatherboard as opposed to brick exterior.



29 Lennox St MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: \$1,250,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 279 sqm approx

Agent Comments

Very comparable - compact allotment, recently renovated to a similar standard and same accommodation offered.



119 Eglinton St MOONEE PONDS 3039 (REI/VG)

3 1 1

Price: \$1,270,000
Method: Sold Before Auction
Date: 27/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments

Larger land on a corner block, inferior internally.