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<br>Including suburb and postcode | 3/8 Walker Street, Moonee Ponds Vic 3039 |

## Indicative selling price

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

Range between $950,000 & $1,045,000

## Median sale price

Median price $1,587,500 Property Type House Suburb Moonee Ponds

Period - From 01/10/2023 to 30/09/2024 Source 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 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 | 3/150 Buckley St ESSENDON 3040 | $995,000 | 23/11/2024 |
| 2 | 5 Hockey La ASCOT VALE 3032 | $1,020,000 | 13/11/2024 |
| 3 | 2b Harry St BRUNSWICK WEST 3055 | $1,030,000 | 16/10/2024 |

**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: 16/01/2025 10:59

# 3/8 Walker Street, Moonee Ponds Vic 3039

Carmel Morganti
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3 2 2

**Property Type:** Townhouse

Agent Comments

Modern Townhouse with 3 bedrooms, large balcony in a premium Moonee Ponds pocket.

**Indicative Selling Price**
$950,000 - $1,045,000
**Median House Price**
Year ending September 2024: $1,587,500

## Comparable Properties



**3/150 Buckley St ESSENDON 3040 (REI)**

3 2 2

**Price:** $995,000
**Method:** Auction Sale
**Date:** 23/11/2024
**Property Type:** Townhouse (Res)

Agent Comments

Similar accommodation but older build inferior location.



**5 Hockey La ASCOT VALE 3032 (REI/VG)**

3 3 1

**Price:** $1,020,000
**Method:** Sold Before Auction
**Date:** 13/11/2024
**Property Type:** Townhouse (Res)
**Land Size:** 109 sqm approx

Agent Comments

Both Tri-Level Modern Townhouses, a slightly older with one extra bathroom, inferior location and once less car space.



**2b Harry St BRUNSWICK WEST 3055 (REI)**

3 3 2

**Price:** $1,030,000
**Method:** Private Sale
**Date:** 16/10/2024
**Property Type:** Townhouse (Single)

Agent Comments

Older build, with an extra bathroom room, but not as high spec and in an inferior location



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