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	18 Elizabeth Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between	$850,000	&	$930,000

Median sale price

Median price	$1,316,250	House	X	~~Unit~~		Suburb	Moonee Ponds
Period - From	01/04/2017	to	30/06/2017	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	495 Victoria St BRUNSWICK WEST 3055	$912,000	26/08/2017
2	109 Walter St ASCOT VALE 3032	$910,000	25/03/2017
3	61 Winchester St MOONEE PONDS 3039	$861,500	06/05/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

18 Elizabeth Street, Moonee Ponds Vic 3039



2 1 1

Rooms:
Property Type: House (Res)
Land Size: 190 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $930,000
Median House Price
June quarter 2017: $1,316,250

Comparable Properties



495 Victoria St BRUNSWICK WEST 3055 (REI)

3 1 -

Price: $912,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)

Agent Comments



109 Walter St ASCOT VALE 3032 (REI)

3 2 1

Price: $910,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments



61 Winchester St MOONEE PONDS 3039 (REI)

3 1 -

Price: $861,500
Method: Auction Sale
Date: 06/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 248 sqm approx

Agent Comments

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