Charles Bongiovanni
9326 8883
0414 339 644
charles@alexkarbon.com.au

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	3.24 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price	$850,000

Median sale price

Median price	$561,000	~~House~~		Unit	X	Suburb	Moonee Ponds
Period - From	01/07/2017	to	30/06/2018	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	1/20 Park St MOONEE PONDS 3039	$860,500	11/08/2018
2	108a Epsom Rd ASCOT VALE 3032	$855,000	07/07/2018
3	1/8 Fletcher St ESSENDON 3040	$850,000	01/06/2018

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.~~

REIV propertydata.com.au

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.

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- -

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
Year ending June 2018: $561,000

Comparable Properties



1/20 Park St MOONEE PONDS 3039 (REI)

2 2 2

Price: $860,500
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments



108a Epsom Rd ASCOT VALE 3032 (REI)

2 2 1

Price: $855,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 3
Property Type: Townhouse (Res)
Land Size: 175 sqm approx

Agent Comments



1/8 Fletcher St ESSENDON 3040 (REI)

2 2 1

Price: $850,000
Method: Sold Before Auction
Date: 01/06/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

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