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	6/8 Chaucer Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $399,000

Median sale price

Median price $551,000 Property Type Unit Suburb Moonee Ponds

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	9/5 Park St MOONEE PONDS 3039	$386,000	05/07/2024
2	1/68 Ormond Rd ASCOT VALE 3032	$373,000	13/11/2024
3	2/5 Park St MOONEE PONDS 3039	$395,000	01/11/2024

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: 03/12/2024 12:12

6/8 Chaucer Street, Moonee Ponds Vic 3039



Property Type:
Divorce/Estate/Family Transfers
Land Size: 917 sqm approx

Agent Comments

Indicative Selling Price
$399,999
Median Unit Price
03/12/2023 - 02/12/2024: $551,000

Comparable Properties



9/5 Park St MOONEE PONDS 3039 (REI)

1 1 1

Price: $386,000
Method:
Date: 05/07/2024
Property Type: Apartment

Agent Comments



1/68 Ormond Rd ASCOT VALE 3032 (REI)

1 1 1

Price: $373,000
Method: Private Sale
Date: 13/11/2024
Rooms: 2
Property Type: Flat

Agent Comments



2/5 Park St MOONEE PONDS 3039 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 01/11/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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