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	62 Waverley Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $2,250,000

Median sale price

Median price $1,525,000 Property Type House Suburb Moonee Ponds

Period - From 09/12/2022 to 08/12/2023 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	5 Orford St MOONEE PONDS 3039	$1,850,000	09/10/2023
2	9 Byron St MOONEE PONDS 3039	$1,760,000	18/11/2023
3	16 Waverley St ABERFELDIE 3040	$1,675,000	29/11/2023

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: 09/12/2023 07:57

62 Waverley Street, Moonee Ponds Vic 3039



5 2 5

Property Type: House
Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price
$2,250,000
Median House Price
09/12/2022 - 08/12/2023: $1,525,000

Comparable Properties



5 Orford St MOONEE PONDS 3039 (REI)

5 2 4

Price: $1,850,000
Method: Private Sale
Date: 09/10/2023
Property Type: House

Agent Comments



9 Byron St MOONEE PONDS 3039 (REI)

4 1 1

Price: $1,760,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



16 Waverley St ABERFELDIE 3040 (REI)

5 5 4

Price: $1,675,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 613 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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