

# 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 Scotia Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/07/2023

to

30/06/2024

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	1/13 Washington St ESSENDON 3040	\$845,000	28/04/2024
2	3/13 Washington St ESSENDON 3040	\$745,000	06/04/2024
3	2/36 Park St MOONEE PONDS 3039	\$710,000	23/03/2024

**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:

15/07/2024 11:59



 2  2  1

**Property Type:** Townhouse

**Agent Comments**

Modern townhouse with 2 bedrooms with lock up garage

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending June 2024: \$535,000

## Comparable Properties



**1/13 Washington St ESSENDON 3040 (REI)**

 2  2  1

**Agent Comments**

Superior location, bigger living area and front townhouse

**Price:** \$845,000

**Method:** Sold Before Auction

**Date:** 28/04/2024

**Property Type:** Townhouse (Res)



**3/13 Washington St ESSENDON 3040 (REI/VG)**

 2  2  1

**Agent Comments**

Superior location, similar size, reverse living

**Price:** \$745,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Rooms:** 3

**Property Type:** Townhouse (Res)



**2/36 Park St MOONEE PONDS 3039 (REI/VG)**

 2  1  1

**Agent Comments**

Superior location, older style unit

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Unit