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	1/36 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $540,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2023 to 31/03/2024 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	15a Evans St MOONEE PONDS 3039	$810,000	30/01/2024
2	17/5 Turner St MOONEE PONDS 3039	$747,000	20/03/2024
3			

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: 26/06/2024 09:33

1/36 Evans Street, Moonee Ponds Vic 3039

Christian Lonzi
8378 0500
0403 344 279
christianlonzi@jelliscraig.com.au



3 1 2

Property Type: Townhouse

Agent Comments

Brick Townhouse with Double Car Garage & street frontage

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending March 2024: $540,000

Comparable Properties



15a Evans St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: $810,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: Townhouse (Res)

Agent Comments

2 Bedroom 2 Bathroom 1 Car, superior interior and appliances, doesn't have a double car garage.



17/5 Turner St MOONEE PONDS 3039 (REI/VG)

3 1 1

Price: $747,000
Method: Private Sale
Date: 20/03/2024
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

3 Bedroom 1 Bathroom 1 Car recent sale in the vicinity, inferior interior, inferior floor plan, awkward block.

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.

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