

# 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

124 Athol 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,530,000

Property Type

House

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	74 Munro St ASCOT VALE 3032	\$980,000	25/07/2024
2	34 Bloomfield Rd ASCOT VALE 3032	\$1,077,500	12/07/2024
3	14 Grandison St MOONEE PONDS 3039	\$1,000,000	25/05/2024

**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:

26/07/2024 17:45



2 1 1

Property Type: House (Res)

Agent Comments

Single front freestanding Victorian home

## Comparable Properties



74 Munro St ASCOT VALE 3032 (REI)

2 1 -

Agent Comments

Single front home, Our land size is bigger

Price: \$980,000

Method: Private Sale

Date: 25/07/2024

Property Type: House

Land Size: 281 sqm approx



34 Bloomfield Rd ASCOT VALE 3032 (REI)

2 1 -

Agent Comments

Single front home, Bloomfield is in better condition however Athol's land size is bigger

Price: \$1,077,500

Method: Private Sale

Date: 12/07/2024

Property Type: House (Res)

Land Size: 184 sqm approx



14 Grandison St MOONEE PONDS 3039 (REI)

2 1 1

Agent Comments

Single front home, athol's land size is bigger

Price: \$1,000,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 294 sqm approx