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	85 Eglinton Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,570,000 Property Type House Suburb Moonee Ponds

Period - From 01/04/2024 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	29 Wordsworth St MOONEE PONDS 3039	$1,320,000	31/05/2024
2	70 Munro St ASCOT VALE 3032	$1,265,000	22/06/2024
3	54 Browning St MOONEE PONDS 3039	$1,170,000	28/05/2024

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: 16/07/2024 11:43

85 Eglinton Street, Moonee Ponds Vic 3039

Carmel Morganti
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3 1 0

Property Type: House

Agent Comments

Double front 3 bedroom, 1 bathroom, no off street parking on decent land. Original condition.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,570,000

Comparable Properties



29 Wordsworth St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,320,000
Method: Private Sale
Date: 31/05/2024
Property Type: House (Res)

Agent Comments

Similar accomodation, same proximity, original condition, similar land size



70 Munro St ASCOT VALE 3032 (REI)

3 1 -

Price: $1,265,000
Method: Sold Before Auction
Date: 22/06/2024
Property Type: House (Res)

Agent Comments

Double front weatherboard, same accomodation, neighbouring suburb, similar condition



54 Browning St MOONEE PONDS 3039 (REI)

3 1 -

Price: $1,170,000
Method: Sold Before Auction
Date: 28/05/2024
Property Type: House
Land Size: 253 sqm approx

Agent Comments

Smaller land, same accomodation, original condition, same proximity

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