

## 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  
25 Dickens Street, Moonee Ponds Vic 3039

#### Indicative selling price

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

Single price \$2,350,000

#### 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	10 Ngarveno St MOONEE PONDS 3039	\$2,330,000	09/09/2024
2	69 Ardmillan Rd MOONEE PONDS 3039	\$2,300,000	15/06/2024
3	32 Kipling St MOONEE PONDS 3039	\$2,375,000	02/05/2024

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:

11/09/2024 08:40



**Property Type:** House

**Agent Comments**

4 bed, 2 bath, double car garage prestige home, 2 living zones

## Comparable Properties



**10 Ngarveno St MOONEE PONDS 3039 (REI)**



**Price:** \$2,330,000

**Method:** Private Sale

**Date:** 09/09/2024

**Property Type:** House

**Agent Comments**

Same proximity, similar accommodation, additional bathroom, one less car space, similar condition



**69 Ardmillan Rd MOONEE PONDS 3039 (REI)**



**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 15/06/2024

**Property Type:** House (Res)

**Agent Comments**

Close proximity, additional bedroom, no off street parking, original condition, larger land size



**32 Kipling St MOONEE PONDS 3039 (REI)**



**Price:** \$2,375,000

**Method:** Private Sale

**Date:** 02/05/2024

**Property Type:** House

**Agent Comments**

Close proximity, similar accommodation, additional bathroom, one less car space, similar condition