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 Burns Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $1,630,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2024 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	55 Richardson St ESSENDON 3040	$2,711,000	02/03/2024
2	57 The Parade ASCOT VALE 3032	$2,550,000	24/04/2024
3	36 Forrester St ESSENDON 3040	$2,487,000	15/05/2024

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: 26/06/2024 14:45

6 Burns Street, Moonee Ponds Vic 3039

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



5 3 2

Property Type: House

Agent Comments

5 bedrooms, 3 bathrooms, 2 living spaces, double car garage, outdoor alfresco area

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
March quarter 2024: $1,630,000

Comparable Properties



55 Richardson St ESSENDON 3040 (REI/VG)

4 2 4

Price: $2,711,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments

less bedroom and living accommodation, dated renovation, larger land, neighbouring suburb



57 The Parade ASCOT VALE 3032 (REI)

5 3 2

Price: $2,550,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: House (Res)

Agent Comments

similar accommodation overall, slightly dated renovation, and inground pool, neighbouring suburb



36 Forrester St ESSENDON 3040 (REI)

5 3 3

Price: $2,487,000
Method: Private Sale
Date: 15/05/2024
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

similar accomodation overall, neighbouring suburb, double story, larger land size, renovated

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