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	3 TENNYSON STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$890,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,527,500	Property type	House	Suburb	Moonee Ponds
Period-from	01 Jun 2023	to	31 May 2024	Source	Corelogic

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 6 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
2 ST JAMES STREET MOONEE PONDS VIC 3039	$860,000	24-Feb-24
250A ASCOT VALE ROAD ASCOT VALE VIC 3032	$895,000	16-Feb-24
5 NEWTON PARADE MOONEE PONDS VIC 3039	$840,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 18 June 2024

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2 ST JAMES STREET MOONEE PONDS VIC 3039

2 1 -

Sold Price **$860,000** Sold Date **24-Feb-24**

Distance **0.88km**

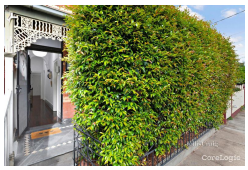


250A ASCOT VALE ROAD ASCOT VALE VIC 3032

3 1 1

Sold Price **$895,000** Sold Date **16-Feb-24**

Distance **1.46km**



5 NEWTON PARADE MOONEE PONDS VIC 3039

2 1 -

Sold Price RS **$840,000** Sold Date **04-May-24**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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