Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	7a Robinson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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 five kilometres of the property for sale in the last 18 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	18 Hotham St MOONEE PONDS 3039	$1,575,000	07/08/2024
2	18a Thomson St ESSENDON 3040	$1,610,000	02/08/2024
3	5b Zeal St BRUNSWICK WEST 3055	$1,590,000	26/07/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19/08/2024 18:27

7a Robinson Street, Moonee Ponds Vic 3039

Klaudia Fisicaro
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3 2 2

Property Type: House
Land Size: 229.668 sqm approx

Agent Comments

Double story, large master and generous living area

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2024: $1,530,000

Comparable Properties



18 Hotham St MOONEE PONDS 3039 (REI)

3 2 -

Price: $1,575,000
Method: Private Sale
Date: 07/08/2024
Property Type: House (Res)

Agent Comments

location similar, Robinson St has off street parking



18a Thomson St ESSENDON 3040 (REI)

4 2 1

Price: $1,610,000
Method: Sold Before Auction
Date: 02/08/2024
Property Type: House (Res)

Agent Comments

Newer build



5b Zeal St BRUNSWICK WEST 3055 (REI)

4 3 2

Price: $1,590,000
Method: Private Sale
Date: 26/07/2024
Property Type: House (Res)

Agent Comments

side by side, we have superior location

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