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	81 Scott Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $1,350,000

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	182 St Leonards Rd ASCOT VALE 3032	$1,320,000	03/04/2024
2	38 Nimmo St ESSENDON 3040	$1,386,000	14/03/2024
3	7 Marco Polo St ESSENDON 3040	$1,300,000	10/04/2024

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: 07/06/2024 10:14

81 Scott Street, Moonee Ponds Vic 3039

John Morello
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3 1 4

Property Type: House

Indicative Selling Price
$1,350,000
Median House Price
March quarter 2024: $1,630,000

Agent Comments

Californian Bungalow in original and basic condition, large cleared backyard with ROW

Comparable Properties

182 St Leonards Rd ASCOT VALE 3032 (REI)

3 1 4

Price: $1,320,000
Method:
Date: 03/04/2024
Property Type: House

Agent Comments

Neighbouring suburb, smaller land size, same accommodation, similar condition



38 Nimmo St ESSENDON 3040 (REI/VG)

3 1 2

Price: $1,386,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Neighbouring suburb, smaller land size, same accommodation, fewer car spaces, similar condition



7 Marco Polo St ESSENDON 3040 (REI/VG)

3 1 -

Price: $1,300,000
Method: Private Sale
Date: 10/04/2024
Property Type: House
Land Size: 473 sqm approx

Agent Comments

Neighbouring suburb, smaller land size, same accommodation, no off street parking, similar condition

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