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	4/39 Ormond Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $535,000 Property Type Unit 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 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	10/24 Park St MOONEE PONDS 3039	$635,000	30/07/2024
2	3/50 Rankins Rd KENSINGTON 3031	$650,000	08/07/2024
3	10/93-95 Union Rd ASCOT VALE 3032	$670,000	25/05/2024

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: 16/08/2024 16:44

4/39 Ormond Road, Moonee Ponds Vic 3039

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2 1

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
Year ending June 2024: $535,000

Agent Comments

2 bedroom brick veneer townhouse, 1 bathroom briefly updated internally, carport space for one vehicle. Courtyard space.

Comparable Properties



10/24 Park St MOONEE PONDS 3039 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 30/07/2024
Property Type: Unit

Agent Comments

Updated townhouse with renovated interior, same accommodation and same proximity.



3/50 Rankins Rd KENSINGTON 3031 (REI)

2 1 1

Price: $650,000
Method: Private Sale
Date: 08/07/2024
Property Type: Townhouse (Res)

Agent Comments

Same accommodation, with courtyard space and undercover balcony. Briefly updated internally in similar condition.



10/93-95 Union Rd ASCOT VALE 3032 (REI)

2 2 1

Price: $670,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)

Agent Comments

Updated townhouse, same accommodation, additional bathroom. Neighbouring suburb. Balcony space and additional bathroom.

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