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	1/115 Wilson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $599,000

Median sale price

Median price $580,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2023 to 30/09/2024 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	10/3-7 Turner St MOONEE PONDS 3039	$650,000	13/11/2024
2	25/3-7 Turner St MOONEE PONDS 3039	$650,000	29/08/2024
3	1/22 Irvine Cr BRUNSWICK WEST 3055	$640,000	09/08/2024

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: 05/12/2024 12:10

1/115 Wilson Street, Moonee Ponds Vic 3039

Kieran Moloney
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2 | 2.5 | 1

Rooms: 3
Property Type: Townhouse

Indicative Selling Price
$599,000
Median Unit Price
Year ending September 2024: $580,000

Agent Comments

Front townhouse offering 2 bed, 2.5 bath & 1 car. Reverse living.

Comparable Properties



10/3-7 Turner St MOONEE PONDS 3039 (REI)

2 | 1 | 1

Price: $650,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)

Agent Comments

Traditional floor-plan with a larger courtyard.



25/3-7 Turner St MOONEE PONDS 3039 (REI)

2 | 1 | 1

Price: $650,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: Townhouse (Res)

Agent Comments

Traditional floor-plan with a larger courtyard.



1/22 Irvine Cr BRUNSWICK WEST 3055 (REI/VG)

2 | 2 | 1

Price: $640,000
Method: Private Sale
Date: 09/08/2024
Property Type: Townhouse (Single)

Agent Comments

Same accommodation and similar layout in Brunswick West.

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