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	55 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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 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	28 Byron St MOONEE PONDS 3039	$1,615,000	18/07/2024
2	35 Robinson St MOONEE PONDS 3039	$1,785,000	16/07/2024
3	43 Primrose St MOONEE PONDS 3039	$1,605,000	04/05/2024

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: 02/10/2024 09:43

55 Athol Street, Moonee Ponds Vic 3039

Simon Mason
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4 2 2

Property Type: House

Agent Comments

Hawthorn brick Victorian home.

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending June 2024: $1,530,000

Comparable Properties



28 Byron St MOONEE PONDS 3039 (REI)

4 1 2

Price: $1,615,000
Method: Private Sale
Date: 18/07/2024
Property Type: House
Land Size: 604 sqm approx

Agent Comments

Comparable location, Inferior interior, superior landsize, more accommodation. Inferior outdoor area.



35 Robinson St MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,785,000
Method: Sold Before Auction
Date: 16/07/2024
Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

Comparable accommodation, extra car space, undercover high-end alfresco, fully landscaped gardens front and back.



43 Primrose St MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $1,605,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments

Comparable location, similar accommodation, inferior land size, and similar outdoor area.

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