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	5/22 Ardmillan Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

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

Period - From 01/04/2024 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	13/9 The Strand MOONEE PONDS 3039	$835,000	25/07/2024
2	2/62 Scott St MOONEE PONDS 3039	$860,000	01/07/2024
3	2/5 Kalimna St ESSENDON 3040	$808,000	19/04/2024

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: 21/08/2024 15:19

5/22 Ardmillan Road, Moonee Ponds Vic 3039

Carmel Morganti
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2 1 1

Property Type: unit

Agent Comments

Art Deco Villa unit, 3 bed, 1 bath, 1 car with courtyard

Indicative Selling Price
$790,000 - $840,000
Median Unit Price
June quarter 2024: $580,000

Comparable Properties



13/9 The Strand MOONEE PONDS 3039 (REI)

3 1 1

Price: $835,000
Method: Private Sale
Date: 25/07/2024
Property Type: Unit

Agent Comments

Similar accomodation with additional bedroom. Updated internally with balcony. Within a larger complex. Same proximity.



2/62 Scott St MOONEE PONDS 3039 (REI)

2 1 2

Price: $860,000
Method: Private Sale
Date: 01/07/2024
Property Type: Villa

Agent Comments

Villa unit ,same accomodation. Ground floor. Same proximity. Updated throughout with large courtyard.



2/5 Kalimna St ESSENDON 3040 (REI/VG)

2 1 2

Price: $808,000
Method: Private Sale
Date: 19/04/2024
Property Type: Unit

Agent Comments

Neighbouring suburb, same accomodation, ground floor, updated throughout, with a courtyard.

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