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	19/63 Buckley Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $680,000 & $720,000

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	25/3-7 Turner St MOONEE PONDS 3039	$650,000	29/08/2024
2	6/8 Scotia St MOONEE PONDS 3039	$750,000	15/08/2024
3	4/11 Evans St MOONEE PONDS 3039	$720,000	14/08/2024

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: 23/09/2024 08:36

19/63 Buckley Street, Moonee Ponds Vic 3039

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2 2 1

Property Type: Townhouse

Agent Comments

2 bed, 2 bath, 1 car garage townhouse, double story, reverse living with a bedroom downstairs

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
June quarter 2024: $580,000

Comparable Properties



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

same accomodation, one less bathroom, older condition & build, close proximity



6/8 Scotia St MOONEE PONDS 3039 (REI)

2 2 1

Price: $750,000
Method: Private Sale
Date: 15/08/2024
Property Type: Townhouse (Single)

Agent Comments

same accomodation, close proximity, large courtyard, larger land, similar age and condition



4/11 Evans St MOONEE PONDS 3039 (REI)

2 2 1

Price: $720,000
Method: Private Sale
Date: 14/08/2024
Property Type: Townhouse (Res)

Agent Comments

same accomodation, same proximity, larger land, similar age, similar condition, reverse living with courtyard

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