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	10/5 Turner Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $650,000

Median sale price

Median price $897,500 Property Type Townhouse Suburb Moonee Ponds

Period - From 07/11/2023 to 06/11/2024 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	6/568 Moreland Rd BRUNSWICK WEST 3055	$658,000	31/08/2024
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: 07/11/2024 08:59

10/5 Turner Street, Moonee Ponds Vic 3039



2 1 1

Property Type: Townhouse (co-joined)

Indicative Selling Price
$650,000
Median Townhouse Price
07/11/2023 - 06/11/2024: $897,500

Agent Comments

2005 complex, this one is a double storey traditional floorplan with private courtyard, separate living dining and kitchen area, two bedrooms upstairs with main bathroom. Owner corporation fees $1,800 per annum

Comparable Properties



6/568 Moreland Rd BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $658,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable, similar accommodation and in close proximity.



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

Recently sold in the complex, larger courtyard and facing the park. 10/5 Turner is updated and in superior condition.



1/22 Irvine Cr BRUNSWICK WEST 3055 (REI)

2 2 1

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

Agent Comments

Good comparable and in close proximity, 10/5 Turner is superior in size and with a better floorplan layout.

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