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 Hotham Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,522,500 Property Type House Suburb Moonee Ponds

Period - From 22/04/2023 to 21/04/2024 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	59 Woods St ASCOT VALE 3032	$1,300,000	30/11/2023
2	126 Epsom Rd ASCOT VALE 3032	$1,260,000	22/12/2023
3	47 Argyle St MOONEE PONDS 3039	$1,260,000	25/11/2023

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: 22/04/2024 13:11

19 Hotham Street, Moonee Ponds Vic 3039

Simon Mason
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3 2 2

Property Type: House
Land Size: 405 sqm approx

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
22/04/2023 - 21/04/2024: $1,522,500

Agent Comments

Double storey brick home on 405sqm approx 3 bedrooms, 2 bathrooms, dual living zones, rear office/sunroom, garage via ROW to rear and front driveway for further 1-2 cars off street

Comparable Properties



59 Woods St ASCOT VALE 3032 (REI/VG)

4 2 4

Price: $1,300,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 455 sqm approx

Agent Comments

Inferior location, superior land allotment, larger home, extra bedroom



126 Epsom Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

Similar accommodation on inferior land



47 Argyle St MOONEE PONDS 3039 (REI/VG)

3 2 1

Price: $1,260,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 344 sqm approx

Agent Comments

Similar accommodation on inferior land

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