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 Newton Parade, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $1,542,500 Property Type House Suburb Moonee Ponds

Period - From 01/04/2023 to 31/03/2024 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	111 Roseberry St ASCOT VALE 3032	$880,000	21/02/2024
2	126 Ascot Vale Rd FLEMINGTON 3031	$890,000	19/12/2023
3			

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: 17/04/2024 16:33

5 Newton Parade, Moonee Ponds Vic 3039

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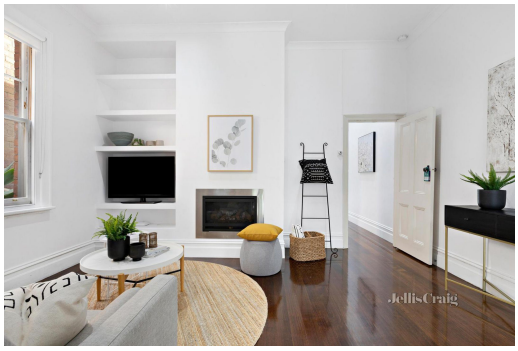

2 1 0

Property Type: House

Agent Comments

Victorian Single Front 2 Bedroom 1 Bathroom

Indicative Selling Price
$820,000 - $880,000
Median House Price
Year ending March 2024: $1,542,500

Comparable Properties



111 Roseberry St ASCOT VALE 3032 (REI)

2 1 1

Price: $880,000
Method:
Date: 21/02/2024
Property Type: House

Agent Comments

Recently Sold 2 Bedroom 1 Bathroom Weatherboard Period Home off Epsom Road, Inferior location, outdated interior Has off street Parking



126 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 1 2

Price: $890,000
Method:
Date: 19/12/2023
Property Type: House

Agent Comments

Brick 2 Bedroom 1 Bathroom has 2 Off street parking. Modern and update interior. Inferior location on Main Road.

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.

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