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	113 Wilson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,587,500 Property Type House Suburb Moonee Ponds

Period - From 01/10/2023 to 30/09/2024 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	14 Wales St BRUNSWICK WEST 3055	$1,090,000	14/09/2024
2	40 Newman St BRUNSWICK WEST 3055	$1,110,000	07/09/2024
3	17 Pearson St BRUNSWICK WEST 3055	$1,190,000	07/09/2024

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.~~

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113 Wilson Street, Moonee Ponds Vic 3039

Kieran Moloney
8378 0500
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3 1 2

Property Type: House
Land Size: 409 sqm approx

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $1,587,500

Agent Comments

Updated BV home offering 2-3 bed (3rd is a studio), 1 bath & 2 car.

Comparable Properties



14 Wales St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,090,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments

Superior location but the home is more run down.



40 Newman St BRUNSWICK WEST 3055 (REI)

4 1 1

Price: $1,110,000
Method: Private Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Offers 4 beds but the house is in more original condition.



17 Pearson St BRUNSWICK WEST 3055 (REI)

4 1 1

Price: $1,190,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Offers more accommodation and is newer internally.

Account - Jellis Craig | P: 03 9379 2000

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