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	66 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $950,000 & $1,045,000

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	77 Roseberry St ASCOT VALE 3032	$1,050,000	30/08/2024
2	151 St Leonards Rd ASCOT VALE 3032	$950,000	24/08/2024
3	100 Francis St ASCOT VALE 3032	$980,000	20/08/2024

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: 11/11/2024 11:01

66 Maribyrnong Road, Moonee Ponds Vic 3039

Jerome Feery
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3 1 1

Property Type: House

Agent Comments

3 bedrooms, 1 bathroom recently refurbished.

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2024: $1,587,500

Comparable Properties



77 Roseberry St ASCOT VALE 3032 (REI)

3 1 -

Price: $1,050,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: House

Agent Comments

Comparable location - superior interior, similar accommodation, similar land holding.



151 St Leonards Rd ASCOT VALE 3032 (REI)

3 2 -

Price: $950,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments

Comparable location - superior interior, similar accommodation, larger land holding.



100 Francis St ASCOT VALE 3032 (REI/VG)

3 1 2

Price: $980,000
Method: Private Sale
Date: 20/08/2024
Property Type: House
Land Size: 227 sqm approx

Agent Comments

Comparable location - superior interior, similar accommodation, similar land holding.

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