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<br>Including suburb and postcode | 90 WAVERLEY STREET MOONEE PONDS VIC 3039 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,200,000 | & | $1,300,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,440,000 | Property type | House | Suburb | Moonee Ponds |
| Period-from | 01 Nov 2023 | to | 31 Oct 2024 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 311 MARIBYRNONG ROAD ASCOT VALE VIC 3032 | $1,190,000 | 22-May-23 |
| 4 BOWEN STREET MOONEE PONDS VIC 3039 | $1,230,000 | 20-Apr-24 |
| 14 SUSSEX STREET MOONEE PONDS VIC 3039 | $1,350,000 | 19-Nov-24 |

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 6 months.~~

This Statement of Information was prepared on: 21 November 2024

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**311 MARIBYRNONG ROAD ASCOT VALE VIC 3032**

2 1 1

Sold Price **$1,190,000** Sold Date **22-May-23**

Distance **0.85km**



**4 BOWEN STREET MOONEE PONDS VIC 3039**

3 1 1

Sold Price **$1,230,000** Sold Date **20-Apr-24**

Distance **0.87km**



**14 SUSSEX STREET MOONEE PONDS VIC 3039**

3 1 2

Sold Price RS **$1,350,000** UN Sold Date **19-Nov-24**

Distance **0.39km**

**RS** = Recent sale **UN** = Undisclosed Sale

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