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	12 Felix Mews, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $969,000

Median sale price

Median price $880,000 Property Type Townhouse Suburb Moonee Ponds

Period - From 20/01/2024 to 19/01/2025 Source Property Data

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	1/69 Bent St MOONEE PONDS 3039	$950,000	27/11/2024
2	3/7 Evans St MOONEE PONDS 3039	$1,000,000	13/08/2024
3	3/21 Capulet St MOONEE PONDS 3039	$995,000	23/07/2024

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: 20/01/2025 09:14

12 Felix Mews, Moonee Ponds Vic 3039

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3 2 2

Property Type: Townhouse (Single)

Indicative Selling Price
$969,000
Median Townhouse Price
20/01/2024 - 19/01/2025: $880,000

Agent Comments

Modern tri level 3 bedroom, 2 bathroom, 2 car townhouse.

Comparable Properties



1/69 Bent St MOONEE PONDS 3039 (REI)

3 2 2

Price: $950,000
Method: Private Sale
Date: 27/11/2024
Property Type: Townhouse (Single)

Agent Comments

Comparable location, similar location, superior interior, superior outdoor area.



3/7 Evans St MOONEE PONDS 3039 (REI/VG)

2 2 1

Price: $1,000,000
Method: Private Sale
Date: 13/08/2024
Property Type: Townhouse (Single)

Agent Comments

Comparable location, similar location, Superior interior, less accommodation, superior outdoor area.



3/21 Capulet St MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $995,000
Method: Sold Before Auction
Date: 23/07/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable location, similar location, inferior interior, superior outdoor area.

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