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	2/7 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $990,000 & $1,050,000

Median sale price

Median price $1,530,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 to 31/12/2023 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	9/2 Lamb St MOONEE PONDS 3039	$1,035,000	08/01/2024
2	2b Capulet St MOONEE PONDS 3039	$1,000,000	16/12/2023
3	23 Bent St MOONEE PONDS 3039	$980,000	01/12/2023

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: 22/02/2024 12:23

2/7 Evans Street, Moonee Ponds Vic 3039



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Property Type:
Agent Comments

Indicative Selling Price
$990,000 - $1,050,000
Median House Price
Year ending December 2023: $1,530,000

Comparable Properties



9/2 Lamb St MOONEE PONDS 3039 (REI)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 08/01/2024
Property Type: Townhouse (Res)

Agent Comments



2b Capulet St MOONEE PONDS 3039 (REI)

2 2 1

Price: $1,000,000
Method: Private Sale
Date: 16/12/2023
Property Type: House

Agent Comments



23 Bent St MOONEE PONDS 3039 (REI/VG)

3 1 2

Price: $980,000
Method: Private Sale
Date: 01/12/2023
Property Type: Townhouse (Single)
Land Size: 108 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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