

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 501/15 Everage Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2024 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	2504/15 Everage St MOONEE PONDS 3039	\$457,500	21/12/2024
2	804/7 Aspen St MOONEE PONDS 3039	\$450,000	26/11/2024
3	113/40 Hall St MOONEE PONDS 3039	\$455,000	13/11/2024

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: 17/01/2025 10:27



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Property Type: Strata Unit/Flat

Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

September quarter 2024: \$605,000

Comparable Properties



2504/15 Everage St MOONEE PONDS 3039 (REI)

Agent Comments

1 1 1

Price: \$457,500

Method: Private Sale

Date: 21/12/2024

Property Type: Apartment



804/7 Aspen St MOONEE PONDS 3039 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 26/11/2024

Property Type: Apartment



113/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$455,000

Method: Sale

Date: 13/11/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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