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	707/15 Everage Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between \$450,000 & \$480,000	Range between	\$450,000	&	\$480,000
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Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Moonee Ponds
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	113/40 Hall St MOONEE PONDS 3039	\$455,000	20/03/2025
2	501/15 Everage St MOONEE PONDS 3039	\$455,000	30/01/2025
3	2504/15 Everage St MOONEE PONDS 3039	\$457,500	21/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2025 11:29
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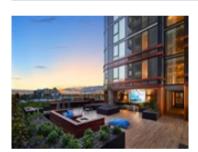




Property Type: Agent Comments

Indicative Selling Price \$450,000 - \$480,000 **Median Unit Price** Year ending December 2024: \$580,000

Comparable Properties



113/40 Hall St MOONEE PONDS 3039 (REI)

Price: \$455,000 Method: Private Sale Date: 20/03/2025

Property Type: Unit

Agent Comments



501/15 Everage St MOONEE PONDS 3039 (REI/VG)





Agent Comments

Price: \$455,000 Method: Private Sale Date: 30/01/2025

Property Type: Apartment



2504/15 Everage St MOONEE PONDS 3039 (REI)



Price: \$457,500 Method: Auction Sale Date: 21/12/2024

Rooms: 2 Property Type: Apartment **Agent Comments**

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



