Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1305/51 Homer Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$515,000	Pro	operty Type Uni	t	Suburb	Moonee Ponds
Period - From 01/10/2022	to	30/09/2023	Soul	rce 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

Address of comparable property		1 1100	Date of Sale
1	1020/40 Hall St MOONEE PONDS 3039	\$608,000	13/10/2023
2	318/51 Homer St MOONEE PONDS 3039	\$575,000	23/10/2023
3	32/21 Moore St MOONEE PONDS 3039	\$560,000	22/09/2023

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:	16/11/2023 10:53



Date of sale



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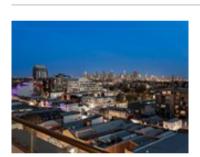
Indicative Selling Price \$560,000 **Median Unit Price** Year ending September 2023: \$515,000





Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



1020/40 Hall St MOONEE PONDS 3039 (REI)

Price: \$608,000 Method: Private Sale Date: 13/10/2023

Rooms: 3

-- 2

Property Type: Apartment

Agent Comments

Agent Comments



318/51 Homer St MOONEE PONDS 3039 (REI)

Price: \$575,000 Method: Private Sale Date: 23/10/2023 Property Type: Unit



32/21 Moore St MOONEE PONDS 3039

(REI/VG) **--** 2

Price: \$560.000 Method: Private Sale Date: 22/09/2023

Rooms: 3

Property Type: Apartment

Agent Comments

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



