

# STATEMENT OF INFORMATION

12/25 GLADSTONE STREET, MOONEE PONDS, VIC 3039

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12/25 GLADSTONE STREET, MOONEE**

1 1 1

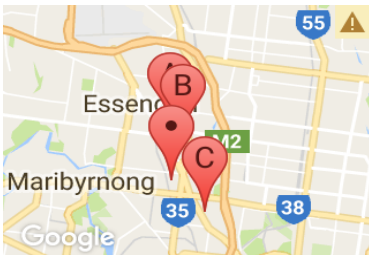
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$310,000 to \$340,000**

Provided by: Maurice Moschini, Maddison Estate Agents

## MEDIAN SALE PRICE



**MOONEE PONDS, VIC, 3039**

Suburb Median Sale Price (Unit)

**\$490,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**9/44 FLETCHER ST, ESSENDON, VIC 3040**

1 1 1

### Sale Price

**\*\$310,000**

Sale Date: 21/06/2017

Distance from Property: 1.5km



**12/43 BUCKLEY ST, MOONEE PONDS, VIC**

1 1 1

### Sale Price

**Price Withheld**

Sale Date: 03/06/2017

Distance from Property: 1.2km



**18 MASCOMA ST, ASCOT VALE, VIC 3032**

1 1 1

### Sale Price

**\*\$320,000**

Sale Date: 27/05/2017

Distance from Property: 1.2km



This report has been compiled on 29/06/2017 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12/25 GLADSTONE STREET, MOONEE PONDS, VIC 3039

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$490,000

House

Unit

X

Suburb

MOONEE PONDS

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
9/44 FLETCHER ST, ESSENDON, VIC 3040	*\$310,000	21/06/2017
12/43 BUCKLEY ST, MOONEE PONDS, VIC 3039	Price Withheld	03/06/2017
18 MASCOMA ST, ASCOT VALE, VIC 3032	*\$320,000	27/05/2017