

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 WILSON STREET, MOONEE PONDS,

3 1 1

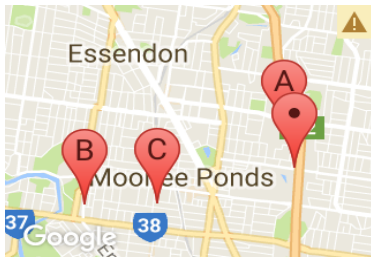
Indicative Selling Price

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

Price Range: **780,000 to 840,000**

Provided by: Amber Jones, Considine Real Estate

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (House)

\$1,117,500

01 July 2016 to 30 June 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.



29 WAXMAN PDE, BRUNSWICK WEST, VIC

3 1 2

Sale Price

***\$840,000**

Sale Date: 25/03/2017

Distance from Property: 490m



26 SCOTIA ST, MOONEE PONDS, VIC 3039

2 1 1

Sale Price

***\$840,000**

Sale Date: 22/06/2017

Distance from Property: 2.8km



61 WINCHESTER ST, MOONEE PONDS, VIC

3 1 -

Sale Price

***\$861,500**

Sale Date: 06/05/2017

Distance from Property: 1.9km



This report has been compiled on 21/08/2017 by Considine Real Estate. Property Data Solutions Pty Ltd 2017 - 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

113 WILSON STREET, MOONEE PONDS, VIC 3039

Indicative selling price

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

Price Range: 780,000 to 840,000

Median sale price

Median price \$1,117,500

House

Unit

Suburb

MOONEE PONDS

Period 01 July 2016 to 30 June 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
29 WAXMAN PDE, BRUNSWICK WEST, VIC 3055	*\$840,000	25/03/2017
26 SCOTIA ST, MOONEE PONDS, VIC 3039	*\$840,000	22/06/2017
61 WINCHESTER ST, MOONEE PONDS, VIC 3039	*\$861,500	06/05/2017