

# 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 6 Johnson 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)

Range between \$860,000 & \$930,000

### Median sale price

Median price \$652,125 Property Type Unit Suburb Moonee Ponds

Period - From 01/07/2020 to 30/09/2020 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	1103/341 Ascot Vale Rd MOONEE PONDS 3039	\$930,000	03/06/2020
2	1/24 Irvine Cr BRUNSWICK WEST 3055	\$872,500	21/10/2020
3	1/16 Hoddle St ESSENDON 3040	\$855,000	21/07/2020

**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: 30/11/2020 15:10

6 Johnson Street, Moonee Ponds Vic 3039



 3    1    1

**Property Type:** Townhouse (Res)

**Land Size:** 243 sqm approx

Agent Comments

**Indicative Selling Price**

\$860,000 - \$930,000

**Median Unit Price**

September quarter 2020: \$652,125

## Comparable Properties



**1103/341 Ascot Vale Rd MOONEE PONDS 3039 (VG)**

Agent Comments

 3    -    -

**Price:** \$930,000

**Method:** Sale

**Date:** 03/06/2020

**Property Type:** Flat/Unit/Apartment (Res)



**1/24 Irvine Cr BRUNSWICK WEST 3055 (REI)**

Agent Comments

 3    2    2

**Price:** \$872,500

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** Townhouse (Single)



**1/16 Hoddle St ESSENDON 3040 (REI/VG)**

Agent Comments

 3    1    1

**Price:** \$855,000

**Method:** Private Sale

**Date:** 21/07/2020

**Property Type:** Townhouse (Single)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.