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	19/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$295,000	&	$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
1/78-80 ARGYLE STREET MOONEE PONDS VIC 3039	$335,000	23-Mar-24
14/226 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	$300,000	08-Feb-24
7/78-80 ARGYLE STREET MOONEE PONDS VIC 3039	$305,000	08-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 26 March 2025

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1/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

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Sold Price **$335,000** Sold Date **23-Mar-24**

Distance **0km**



14/226 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

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Sold Price **$300,000** Sold Date **08-Feb-24**

Distance **0.5km**



7/78-80 ARGYLE STREET MOONEE PONDS VIC 3039

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Sold Price RS **$305,000** Sold Date **08-Nov-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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