

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 ST JAMES 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

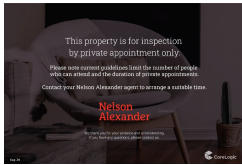
Date of sale

37 MCPHERSON STREET MOONEE PONDS VIC 3039	\$650,000	16-Sep-21
1/99 MCPHERSON STREET ESSENDON VIC 3040	\$767,000	16-Oct-21
26 RAILWAY CRESCENT MOONEE PONDS VIC 3039	\$800,000	27-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 November 2021



37 MCPHERSON STREET MOONEE PONDS VIC 3039

3 1 1

Sold Price

\$650,000

Sold Date

16-Sep-21

Distance

-



1/99 MCPHERSON STREET ESSENDON VIC 3040

2 1 2

Sold Price

^{RS} **\$767,000**

Sold Date

16-Oct-21

Distance

0.95km

26 RAILWAY CRESCENT MOONEE PONDS VIC 3039

2 1 2

Sold Price

\$800,000

Sold Date

27-Jul-21

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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