

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

7/57 BUCKLEY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2022

to

31 Mar 2023

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

8/829 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$610,000	03-Nov-22
7/23-25 MCLEAN STREET BRUNSWICK WEST VIC 3055	\$630,000	02-Dec-22
12/466-468 ALBION STREET BRUNSWICK WEST VIC 3055	\$645,000	15-Dec-22

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: 17 April 2023



**8/829 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **\$610,000** Sold Date **03-Nov-22**

Distance **0.39km**

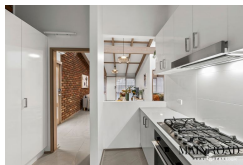


**7/23-25 MCLEAN STREET
BRUNSWICK WEST VIC 3055**

 2  2  1

Sold Price **\$630,000** Sold Date **02-Dec-22**

Distance **1.37km**



**12/466-468 ALBION STREET
BRUNSWICK WEST VIC 3055**

 2  1  1

Sold Price ^{RS} **\$645,000** Sold Date **15-Dec-22**

Distance **1.63km**

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

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