

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

144 Holmes Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,500,000

&

\$1,550,000

Median sale price

Median price

\$1,353,000

House

X

Unit

Suburb

Moonee Ponds

Period - From

01/07/2017

to

30/06/2018

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		
2		
3		

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.



Rooms:

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

46 Combermere St ABERFELDIE 3040 (VG)



Agent Comments

Slightly larger land, in a more prestigious locale.

Price: \$1,600,000

Method: Sale

Date: 07/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 739 sqm approx



6 Lyon St ESSENDON 3040 (REI)



Agent Comments

Slightly smaller land, house in a better condition.
In a different locale.

Price: \$1,520,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House

Land Size: 557 sqm approx

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.