

# 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 24A Stuart 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)

Price Range \$1,900,000 & \$2,050,000

### Median sale price

Median price \$1,331,500 Property Type House Suburb Moonee Ponds (3039)

Period - From 01/10/2019 to 30/09/2020 Source REIV

### Comparable property sales

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
21A GEDDES STREET, ASCOT VALE VIC 3032	\$2,200,000	22/05/2020
31 MOONEE STREET, ASCOT VALE VIC 3032	\$1,940,000	21/07/2020
31A MOONEE STREET, ASCOT VALE VIC 3032	\$1,925,000	29/06/2020

This Statement of Information was prepared on: 19/11/2020