

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 23 Norfolk Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,315,000 Property Type House Suburb Moonee Ponds (3039)

Period - From 01/03/2020 to 28/02/2021 Source Corelogic

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
60 WAVERLEY STREET, MOONEE PONDS VIC 3039	\$1,050,000	03/03/2020
22 SCOTIA STREET, MOONEE PONDS VIC 3039	\$1,350,000	24/11/2020
24 LENNOX STREET, MOONEE PONDS VIC 3039	\$1,030,000	07/06/2020

This Statement of Information was prepared on: 03/03/2021