

## 504/701 Mt Alexander Road, Moonee Ponds 3039



**2 Bed 2 Bath 1 Car**

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**

\$650,000 - \$700,000

**Median House Price**

Year ending September 2021:

\$577,500

## Comparable Properties



**1604/15 Everage Street, Moonee Ponds 3039 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$643,000

**Method:** Sale

**Date:** 04/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** comparable location, comparable size, inferior view, superior presentation



**1810/15 Everage Street, Moonee Ponds 3039 (REI)**

**2 Bed 2 Bath 1 Car**

**Price:** \$665,000

**Method:** Private Sale

**Date:** 13/10/2021

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments:** superior presentation, inferior location, inferior view, comparable size



**105/333 Ascot Vale Road, Moonee Ponds 3039 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$630,000

**Method:** Private Sale

**Date:** 27/07/2021

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments:** comparable size, comparable location, superior finishes, inferior view

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

504/701 Mt Alexander Road, 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)

Range between \$650,000 & \$700,000

#### Median sale price

Median price \$577,500 Unit x Suburb Moonee Ponds

Period - From 01/10/2020 to 30/09/2021 Source REIV

#### Comparable property sales

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
1604/15 Everage Street, MOONEE PONDS 3039	\$643,000	04/10/2021
1810/15 Everage Street, MOONEE PONDS 3039	\$665,000	13/10/2021
105/333 Ascot Vale Road, MOONEE PONDS 3039	\$630,000	27/07/2021

This Statement of Information was prepared on:

03/12/2021