

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

115/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$510,000 & \$540,000

Median sale price

Median price \$512,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2023 to 31/12/2023 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	12/55 Dover St FLEMINGTON 3031	\$550,000	29/02/2024
2	2/2 Waxman Pde BRUNSWICK WEST 3055	\$549,000	24/02/2024
3	15/157 Epsom Rd ASCOT VALE 3032	\$535,000	15/02/2024

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.~~

This Statement of Information was prepared on:

09/04/2024 12:21



Property Type: Apartment

Agent Comments

Comparable Properties



12/55 Dover St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 29/02/2024

Property Type: Apartment



2/2 Waxman Pde BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$549,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



15/157 Epsom Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment