

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

1113/51 HOMER STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

105/74 PASCOE VALE ROAD MOONEE PONDS VIC 3039	595000	26-Apr-24
903/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	620000	22-Apr-24
708/40 HALL STREET MOONEE PONDS VIC 3039	645000	08-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 29 July 2024

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**105/74 PASCOE VALE ROAD
MOONEE PONDS VIC 3039**

2 2 -

Sold Price **595000** Sold Date **26-Apr-24**

Distance **0.48km**

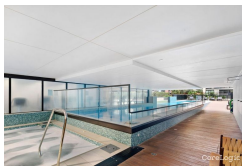


**903/341 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

2 2 1

Sold Price **620000** Sold Date **22-Apr-24**

Distance **0.43km**



**708/40 HALL STREET MOONEE
PONDS VIC 3039**

2 2 1

Sold Price ^{RS} **645000** ^{UN} Sold Date **08-Jul-24**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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