

## 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

10/269 ASCOT VALE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Feb 2023

to

31 Jan 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

3/15 DARTFORD STREET FLEMINGTON VIC 3031	\$450,000	10-Feb-24
5/8 ORMOND ROAD ASCOT VALE VIC 3032	\$495,000	08-Feb-24
1/26-28 GRANDISON STREET MOONEE PONDS VIC 3039	\$435,000	19-Oct-23

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: 28 February 2024

**3/15 DARTFORD STREET  
FLEMINGTON VIC 3031**

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Sold Price

RS **\$450,000** Sold Date **10-Feb-24**Distance **1.19km****5/8 ORMOND ROAD ASCOT VALE  
VIC 3032**

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Sold Price

RS **\$495,000** Sold Date **08-Feb-24**Distance **0.43km****1/26-28 GRANDISON STREET  
MOONEE PONDS VIC 3039**

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Sold Price

RS **\$435,000** Sold Date **19-Oct-23**Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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