

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

1702/51 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

\$462,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2019

to

31 Oct 2020

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

107/40 Hall Street Moonee Ponds VIC 3039	\$430,000	05-Jul-19
203/7 Aspen Street Moonee Ponds VIC 3039	\$428,000	04-Oct-19
403/7 Aspen Street Moonee Ponds VIC 3039	\$437,500	25-Oct-19

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: 20 November 2020



107/40 Hall Street Moonee Ponds VIC 3039

Sold Price

\$430,000

Sold Date

05-Jul-19

1

1

1

Distance

-



203/7 Aspen Street Moonee Ponds VIC 3039

Sold Price

\$428,000

Sold Date

04-Oct-19

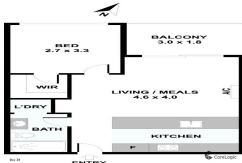
1

1

1

Distance

-



403/7 Aspen Street Moonee Ponds VIC 3039

Sold Price

\$437,500

Sold Date

25-Oct-19

1

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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