

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

405/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$565,000

Property Type Unit

Suburb Moonee Ponds

Period - From 11/05/2022

to

10/05/2023

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	913/40 Hall St MOONEE PONDS 3039	\$431,000	22/02/2023
2	1110/40 Hall St MOONEE PONDS 3039	\$430,000	18/03/2023
3	1709/40 Hall St MOONEE PONDS 3039	\$430,000	19/11/2022

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:

11/05/2023 14:20



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

11/05/2022 - 10/05/2023: \$565,000

Comparable Properties



913/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments

1 1 1

Price: \$431,000

Method: Private Sale

Date: 22/02/2023

Property Type: Apartment



1110/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 18/03/2023

Property Type: Apartment



1709/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 19/11/2022

Rooms: 2

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951