

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

4/342 Ascot Vale Road 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

\$329,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2019

to

30 Sep 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

5/68 Ormond Road Ascot Vale VIC 3032	\$342,500	29-Jul-20
15/112-116 Ascot Vale Road Flemington VIC 3031	\$312,000	04-May-20
4/18 Fletcher Street Essendon VIC 3040	\$340,000	07-May-20

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: 18 October 2020



5/68 Ormond Road Ascot Vale VIC 3032

Sold Price

\$342,500

Sold Date

29-Jul-20



1



1



1

Distance

0.91km



15/112-116 Ascot Vale Road Flemington VIC 3031

Sold Price

\$312,000

Sold Date

04-May-20



1



1



1

Distance

1.49km



4/18 Fletcher Street Essendon VIC 3040

Sold Price

^{RS} **\$340,000**

Sold Date

07-May-20



1



1



1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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