

## 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

103/252A UNION 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

\$480,000

&

\$510,000

### 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

105/252A UNION ROAD MOONEE PONDS VIC 3039	\$650,000	18-Jun-24
25/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$525,000	29-Jun-24
7/79 MARIBYRNONG ROAD ASCOT VALE VIC 3032	\$490,000	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: 11 July 2024



**105/252A UNION ROAD MOONEE PONDS VIC 3039**

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **18-Jun-24**

 2  2  2

Distance **0km**



**25/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039**

Sold Price <sup>RS</sup> **\$525,000** Sold Date **29-Jun-24**

 2  2  1

Distance **0.08km**



**7/79 MARIBYRNONG ROAD ASCOT VALE VIC 3032**

Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **08-Jul-24**

 2  1  1

Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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