

# 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

511/7 Aspen Street, 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)

Range between \$400,000

&

\$415,000

### Median sale price

Median price \$551,500

Property Type Unit

Suburb Moonee Ponds

Period - From 01/04/2023

to 30/06/2023

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	405/7 Aspen St MOONEE PONDS 3039	\$430,000	07/06/2023
2	1110/40 Hall St MOONEE PONDS 3039	\$430,000	18/03/2023
3	1610/51 Homer St MOONEE PONDS 3039	\$425,000	01/02/2023

**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:

20/07/2023 08:40



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$415,000

**Median Unit Price**

June quarter 2023: \$551,500

## Comparable Properties



**405/7 Aspen St MOONEE PONDS 3039**  
(REI/VG)

Agent Comments

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 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Apartment



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

Agent Comments

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 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 18/03/2023

**Property Type:** Apartment



**1610/51 Homer St MOONEE PONDS 3039**  
(REI/VG)

Agent Comments

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**Price:** \$425,000

**Method:** Private Sale

**Date:** 01/02/2023

**Property Type:** Apartment