# 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

105/144-146 Pascoe Vale Road, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1104/35 Hall St MOONEE PONDS 3039	\$916,000	20/08/2024
2	201/146 Pascoe Vale Rd MOONEE PONDS 3039	\$949,000	07/06/2024
3	2/20 Norfolk St MOONEE PONDS 3039	\$960,000	20/04/2024

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:

16/09/2024 17:49









**Property Type:** Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median Unit Price June quarter 2024: \$580,000

# **Comparable Properties**



1104/35 Hall St MOONEE PONDS 3039 (REI)



Price: \$916,000 Method: Private Sale Date: 20/08/2024 Property Type: Unit



201/146 Pascoe Vale Rd MOONEE PONDS 3039 (REI) Agent Comments

Agent Comments



Price: \$949,000 Method: Sold Before Auction Date: 07/06/2024 Property Type: Apartment



2/20 Norfolk St MOONEE PONDS 3039 (REI)



Agent Comments

Price: \$960,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit

#### Account - Biggin & Scott | P: 03 9317 5577



property data

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