801/341 Ascot Vale Road, Moonee Ponds Vic 3039

2 Bed 1 Bath 1 Car
Property Type: Strata Unit/Fla
Indicative Selling Price
$499,000
Median House Price
Year ending December 2019:
$605,000

Comparable Properties

501/341 Ascot Vale Road, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: $515,000
Method: Auction Sale
Date: 23/11/2019
Rooms: 5
Property Type: Apartment
Agent Comments: Apartment in the same building, comparable accommodation.

202/19 Moore Street, Moonee Ponds 3039 (REI/VG)
2 Bed 2 Bath 1 Car
Price: $500,000
Method: Private Sale
Date: 03/03/2020
Rooms: 5
Property Type: Apartment
Agent Comments: Apartment building with similar accommodation.

15/2 Walker Street, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath 1 Car
Price: $475,000
Method: Private Sale
Date: 13/01/2020
Property Type: Apartment
Agent Comments: Modern apartment building, comparable.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

801/341 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price | $499,000 |

Median sale price

Median price	$605,000		Unit	X		Suburb	Moonee Ponds

Period - From	01/10/2019	to	31/12/2019		Source	REIV

Comparable property sales

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
501/341 Ascot Vale Road, MOONEE PONDS 3039	$ 515,000	23/11/2019
202/19 Moore Street, MOONEE PONDS 3039	$500,000	03/03/2020
15/2 Walker Street, MOONEE PONDS 3039	$475,000	13/01/2020

This Statement of Information was prepared on:

14/04/2020 10:42

This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA