

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

6/110 MARIBYRNONG 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

\$359,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2022

to

30 Apr 2023

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

101/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$362,500	21-Feb-23
802/19 HALL STREET MOONEE PONDS VIC 3039	\$320,000	30-Mar-23
1001/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$382,500	24-Feb-23

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: 19 May 2023



**101/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

1 1 1

Sold Price **\$362,500** Sold Date **21-Feb-23**

Distance **0.79km**



**802/19 HALL STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price ^{RS} **\$320,000** Sold Date **30-Mar-23**

Distance **0.83km**



**1001/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

1 1 1

Sold Price **\$382,500** Sold Date **24-Feb-23**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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