

## 2/23 Scotia Street, Moonee Ponds Vic 3039



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$535,000  
**Median House Price**  
 25/01/2023 – 24/01/2024:  
 \$520,000

## Comparable Properties



**10/237 Ascot Vale Road, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Unit  
**Agent Comments:** Updated apartment in older block



**5/13-15 Munro Street, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 21/09/2023  
**Property Type:** Apartment  
**Agent Comments:** Compact apartment in older block, in need of some updating



**2/42 The Parade, Ascot Vale 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 22/12/2023  
**Property Type:** Apartment  
**Agent Comments:** Older apartment with basic refurbishment

## 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

2/23 Scotia 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)

Single price

\$535,000

#### Median sale price

Median price

\$520,000

Unit

x

Suburb

Moonee Ponds

Period - From

25/01/2023

to

24/01/2024

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
10/237 Ascot Vale Road, ASCOT VALE 3032	\$520,000	18/11/2023
5/13-15 Munro Street, ASCOT VALE 3032	\$500,000	21/09/2023
2/42 The Parade, ASCOT VALE 3032	\$480,000	22/12/2023

This Statement of Information was prepared on:

15/02/2024