

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 1301/341 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Single Price \$485,000

Median sale price

Median price \$567,000 Property Type Apartment Suburb Moonee Ponds (3039)

Period - From 07/12/2020 to 06/12/2021 Source realestate.com.au

Comparable property sales

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
401/525 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$527,500	14/12/2021
419/7 ASPEN STREET, MOONEE PONDS VIC 3039	\$550,000	02/12/2021
404/19 MOORE STREET, MOONEE PONDS VIC 3039	\$515,000	23/11/2021

This Statement of Information was prepared on: 29/12/2021