

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 707/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$565,000 & \$595,000

Median sale price

Median price \$486,000 Property Type Unit Suburb Moonee Ponds

Period - From 02/01/2023 to 01/01/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	318/51 Homer St MOONEE PONDS 3039	\$575,000	23/10/2023
2	509/7 Aspen St MOONEE PONDS 3039	\$571,000	28/07/2023
3	304/40 Hall St MOONEE PONDS 3039	\$568,000	17/07/2023

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: 02/01/2024 09:48



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$565,000 - \$595,000
Median Unit Price
02/01/2023 - 01/01/2024: \$486,000

Comparable Properties



318/51 Homer St MOONEE PONDS 3039 (REI) **Agent Comments**

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Price: \$575,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit



509/7 Aspen St MOONEE PONDS 3039 (REI/VG) **Agent Comments**

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Price: \$571,000
Method: Private Sale
Date: 28/07/2023
Property Type: Apartment

304/40 Hall St MOONEE PONDS 3039 (VG) **Agent Comments**

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Price: \$568,000
Method: Sale
Date: 17/07/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951