

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

101/333 Ascot Vale Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$350,000 & \$375,000

Median sale price

Median price \$554,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2022 to 31/12/2022 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	1319/40 Hall St MOONEE PONDS 3039	\$422,500	18/08/2022
2	8/8 Chaucer St MOONEE PONDS 3039	\$420,000	05/08/2022
3	302A/8 Burrowes St ASCOT VALE 3032	\$380,000	13/10/2022

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: 02/02/2023 13:08



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$375,000

Median Unit Price

December quarter 2022: \$554,000

Comparable Properties

1319/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

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Price: \$422,500

Method: Sale

Date: 18/08/2022

Property Type: Flat/Unit/Apartment (Res)



8/8 Chaucer St MOONEE PONDS 3039 (VG)

Agent Comments

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Price: \$420,000

Method: Sale

Date: 05/08/2022

Property Type: Strata Unit/Flat



302A/8 Burrowes St ASCOT VALE 3032 (REI/VG)

Agent Comments

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Price: \$380,000

Method: Private Sale

Date: 13/10/2022

Property Type: Apartment

Land Size: 75 sqm approx

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