

## 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

5/48 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) (\*Delete single price or range as applicable)

Single Price

\$385,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2023

to

31 Aug 2024

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

9/5 PARK STREET MOONEE PONDS VIC 3039	\$386,000	05-Jul-24
6/342 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$365,000	31-Jul-24

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: 06 September 2024

Perry Telios

P 85741200

M 0407568338

E perry@jamesperry.com.au



## 9/5 PARK STREET MOONEE PONDS VIC 3039

 1  1  1

Sold Price

<sup>RS</sup>

**\$386,000**

Sold Date

**05-Jul-24**

Distance

**1.44km**



## 6/342 ASCOT VALE ROAD MOONEE PONDS VIC 3039

 1  1  1

Sold Price

<sup>RS</sup>

**\$365,000**

Sold Date

**31-Jul-24**

Distance

**1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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