

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 111/333 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$275,000

&

\$295,000

Median sale price

Median price

\$560,000

Property Type

Apartment

Suburb

Moonee Ponds (3039)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

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
10/133 PARK STREET, MOONEE PONDS VIC 3039	\$320,000	17/08/2023
16/20-22 SANDOWN ROAD, ASCOT VALE VIC 3032	\$310,000	07/08/2023
108/316 PASCOE VALE ROAD, ESSENDON VIC 3040	\$320,000	04/08/2023

This Statement of Information was prepared on: 03/10/2023