

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

104/701 Mt Alexander Road Moonee Ponds VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2019

to

31 Oct 2020

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

918/40 Hall Street Moonee Ponds VIC 3039	\$447,000	10-Jul-20
30/21 Moore Street Moonee Ponds VIC 3039	\$440,000	03-Jul-20
9/23A Gladstone Street Moonee Ponds VIC 3039	\$463,000	22-Jul-20

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: 20 November 2020



918/40 Hall Street Moonee Ponds VIC 3039

Sold Price

\$447,000

Sold Date

10-Jul-20

1

1

1

Distance

0.17km

30/21 Moore Street Moonee Ponds VIC 3039

Sold Price

\$440,000

Sold Date

03-Jul-20

1

1

1

Distance

0.45km

9/23A Gladstone Street Moonee Ponds VIC 3039

Sold Price

\$463,000

Sold Date

22-Jul-20

1

1

1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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