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

417/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between | $380,000 | & | $410,000

Median sale price

Median price	$560,000	Property Type	Unit	Suburb	Moonee Ponds

Period - From	16/05/2021	to	15/05/2022	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	2/57 Homer St MOONEE PONDS 3039	$399,000	13/04/2022
2	1/43 Buckley St MOONEE PONDS 3039	$390,000	28/11/2021
3	5/43 Buckley St MOONEE PONDS 3039	$382,500	25/11/2021

OR

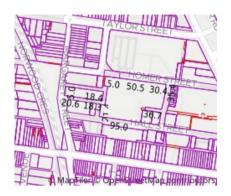**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/05/2022 14:21

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$380,000 - $410,000
Median Unit Price
16/05/2021 - 15/05/2022: $560,000

Comparable Properties

2/57 Homer St MOONEE PONDS 3039 (REI)

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Price: $399,000
Method: Private Sale
Date: 13/04/2022
Property Type: Apartment

Agent Comments

1/43 Buckley St MOONEE PONDS 3039 (REI/VG)

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Price: $390,000
Method: Private Sale
Date: 28/11/2021
Rooms: 2
Property Type: Unit

Agent Comments

5/43 Buckley St MOONEE PONDS 3039 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $382,500
Method: Sold Before Auction
Date: 25/11/2021
Property Type: Apartment

Agent Comments