

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

1007/341 ASCOT VALE 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

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2024

to

31 Mar 2025

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

317/51 HOMER STREET MOONEE PONDS VIC 3039	\$509,000	26-Feb-25
2/119 BUCKLEY STREET ESSENDON VIC 3040	\$517,000	06-Mar-25
20/82 RALEIGH STREET ESSENDON VIC 3040	\$490,000	16-Dec-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: 15 April 2025



317/51 HOMER STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price

\$509,000

Sold Date

26-Feb-25

Distance

0.38km



2/119 BUCKLEY STREET ESSENDON VIC 3040

 2  1  1

Sold Price

^{RS} **\$517,000**

Sold Date

06-Mar-25

Distance

1.41km



20/82 RALEIGH STREET ESSENDON VIC 3040

 2  1  1

Sold Price

\$490,000

Sold Date

16-Dec-24

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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