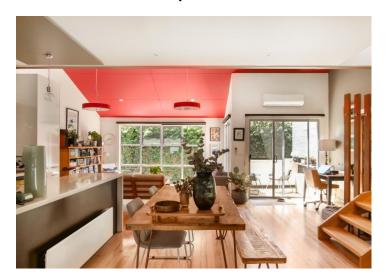
5/243 Union Road, Moonee Ponds Vic 3039



3 Bed 2 Bath 2 Car Property Type: Townhouse (Res) Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending September 2024: \$580,000

Comparable Properties



2/33 Sandown Road, Ascot Vale 3032 (REI)

3 Bed 2 Bath 1 Car Price: \$925,000 Method: Auction Sale Date: 07/12/2024

Property/ Type: Townhouse (Res)

Agent Comments: Modern 2 level Townhouse, superior

accommodation.



1/69 Bent Street, Moonee Ponds 3039 (REI)

3 Bed 2 Bath 2 Car Price: \$950,000 Method: Private Sale Date: 27/11/2024

Property Type: Townhouse (Single)

Agent Comments: Modern 2 level Townhouse, superior

accommodation.



1/77 Epsom Road, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car Price: \$940.000

Method: Sold Before Auction

Date: 11/09/2024

Property Type: Townhouse (Res)

Agent Comments: Modern Townhouse over 3 levels.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sal	le
	Address			

Address Including suburb or locality and postcode

Including suburb or 5/243 Union Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price	\$580,000		Unit x	Suburb Moone	ee Ponds	
Period - From	01/10/2023	to	30/09/2024	Source	REIV	

Comparable property sales

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
2/33 Sandown Road, ASCOT VALE 3032	\$925,000	07/12/2024
1/69 Bent Street, MOONEE PONDS 3039	\$950,000	27/11/2024
1/77 Epsom Road, ASCOT VALE 3032	\$940,000	11/09/2024

This Statement of Information was prepared on: 14/01/2025 12:01

