

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

1001/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

16/11/2021

to

15/11/2022

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	110/1020 Mt Alexander Rd ESSENDON 3040	\$580,000	01/07/2022
2	621/40 Hall St MOONEE PONDS 3039	\$576,000	16/05/2022
3	601/7 Aspen St MOONEE PONDS 3039	\$550,000	02/07/2022

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:

16/11/2022 13:36



2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



110/1020 Mt Alexander Rd ESSENDON 3040 (VG)

Agent Comments

2 - -

Price: \$580,000

Method: Sale

Date: 01/07/2022

Property Type: Flat/Unit/Apartment (Res)

621/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

2 - -

Price: \$576,000

Method: Sale

Date: 16/05/2022

Property Type: Flat/Unit/Apartment (Res)



601/7 Aspen St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 02/07/2022

Rooms: 3

Property Type: Apartment