## 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

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			consumer.vic.gov.au	/underguoting

Single price \$539,000

#### Median sale price

Median price	\$605,000	Pro	perty Type Unit	t	Suburb	Moonee Ponds
Period - From	16/11/2021	to	15/11/2022	Sour	rce 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.

Ado	dress 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



# hockingstuart





Property Type: Strata Unit/Flat Agent Comments

Anna Grech 03 8387 0555 0438 446 051 agrech@hockingstuart.com.au

**Indicative Selling Price** \$539,000 **Median Unit Price** 16/11/2021 - 15/11/2022: \$605,000

# **Comparable Properties**



110/1020 Mt Alexander Rd ESSENDON 3040 Agent Comments (VG) • • 2 Price: \$580,000

Method: Sale Date: 01/07/2022 Property Type: Flat/Unit/Apartment (Res)

621/40 Hall St MOONEE PONDS 3039 (VG)

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) **601** 1

Agent Comments

Agent Comments

Price: \$550,000 Method: Private Sale Date: 02/07/2022 Rooms: 3 Property Type: Apartment

2

#### Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525





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