

## 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

805/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2021

to

31 May 2022

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

610/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$540,000	29-Oct-21
401/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$527,500	30-Nov-21
518/51 HOMER STREET MOONEE PONDS VIC 3039	\$520,000	11-Jan-22

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: 21 June 2022

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**610/333 ASCOT VALE ROAD  
MOONEE PONDS VIC 3039** 2  2  1Sold Price **\$540,000** Sold Date **29-Oct-21**

Distance -

**401/525 MT ALEXANDER ROAD  
MOONEE PONDS VIC 3039** 2  2  1Sold Price **\$527,500** Sold Date **30-Nov-21**Distance **0.28km****518/51 HOMER STREET MOONEE  
PONDS VIC 3039** 2  1  1Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **11-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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