

## 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

107/20 PARK STREET 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2023

to

30 Sep 2024

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

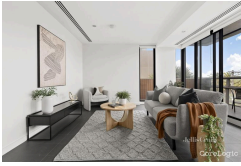
112/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040	555000	03-Sep-24
705/35 HALL STREET MOONEE PONDS VIC 3039	565000	16-Apr-24
18/9 MILTON STREET ASCOT VALE VIC 3032	575000	12-Jun-24

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.

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Jacqueline Iversen  
 P 0393748304  
 M +61 419 391 794  
 E jiversen@woodards.com.au



**112/1044-1046 MT ALEXANDER ROAD ESSENDON VIC 3040**

 2  1  1

Sold Price <sup>RS</sup> **555000** Sold Date **03-Sep-24**

Distance **1.53km**

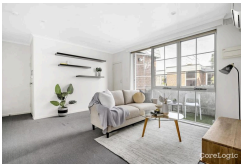


**705/35 HALL STREET MOONEE PONDS VIC 3039**

 2  1  1

Sold Price **565000** Sold Date **16-Apr-24**

Distance **0.56km**



**18/9 MILTON STREET ASCOT VALE VIC 3032**

 2  1  1

Sold Price **575000** Sold Date **12-Jun-24**

Distance **1.33km**

RS = Recent sale      UN = Undisclosed Sale

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