

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

802/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

Indicative selling price

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

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Feb 2024

to

31 Jan 2025

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

24/21 MOORE STREET MOONEE PONDS VIC 3039	\$415,000	29-Oct-24
1315/40 HALL STREET MOONEE PONDS VIC 3039	\$420,000	16-Aug-24
405/40 HALL STREET MOONEE PONDS VIC 3039	\$415,000	13-Nov-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.~~

This Statement of Information was prepared on: 03 February 2025



**24/21 MOORE STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price **\$415,000** Sold Date **29-Oct-24**

Distance **0.36km**



**1315/40 HALL STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price **\$420,000** Sold Date **16-Aug-24**

Distance **0.45km**



**405/40 HALL STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price **\$415,000** Sold Date **13-Nov-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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