

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

2/28 HOPETOUN STREET 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Mar 2022

to

28 Feb 2023

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

12/28 HOPETOUN STREET MOONEE PONDS VIC 3039	\$210,000	02-Dec-22
7/106-110 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$214,000	17-Oct-22
5/230 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$235,000	07-Dec-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: 02 March 2023

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**12/28 HOPETOUN STREET
MOONEE PONDS VIC 3039** 1  1  1

Sold Price

\$210,000Sold Date **02-Dec-22**

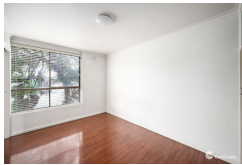
Distance

0km**7/106-110 ASCOT VALE ROAD
FLEMINGTON VIC 3031** 1  1  -

Sold Price

\$214,000Sold Date **17-Oct-22**

Distance

1.99km**5/230 ASCOT VALE ROAD ASCOT
VALE VIC 3032** 1  1  1

Sold Price

\$235,000Sold Date **07-Dec-22**

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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