

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

1206/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$580,000

Median sale price

Median price \$562,500 Property Type Unit Suburb Moonee Ponds

Period - From 29/03/2021 to 28/03/2022 Source 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.

	Address of comparable property	Price	Date of sale
1	1211/40 Hall St MOONEE PONDS 3039	\$560,000	04/11/2021
2	412/51 Homer St MOONEE PONDS 3039	\$560,000	13/10/2021
3	419/7 Aspen St MOONEE PONDS 3039	\$550,000	02/12/2021

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:

29/03/2022 16:28



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

29/03/2021 - 28/03/2022: \$562,500

Comparable Properties



1211/40 Hall St MOONEE PONDS 3039
(REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 04/11/2021

Property Type: Apartment



412/51 Homer St MOONEE PONDS 3039
(REI/VG)

Agent Comments

2 2 1

Price: \$560,000

Method: Private Sale

Date: 13/10/2021

Property Type: Apartment



419/7 Aspen St MOONEE PONDS 3039
(REI/VG)

Agent Comments

2 2 1

Price: \$550,000

Method: Private Sale

Date: 02/12/2021

Rooms: 3

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951