## 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 betweer	\$540,000		&		\$580,000					
Median sale p	rice									
Median price	\$562,500	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	29/03/2021	to	28/03/2022		So	urce	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.

Ade	dress 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









**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**



(REI/VG) |===| 2 = === 1 = === 1

1211/40 Hall St MOONEE PONDS 3039

Price: \$560,000 Method: Private Sale Date: 04/11/2021 Property Type: Apartment Agent Comments

Agent Comments



(REI/VG) 2 2 2 1

412/51 Homer St MOONEE PONDS 3039

Price: \$560,000 Method: Private Sale Date: 13/10/2021 Property Type: Apartment



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

Agent Comments



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.