

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

4/727 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$875,000

Property Type Townhouse

Suburb Moonee Ponds

Period - From 24/10/2023

to

23/10/2024

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	67 St Leonards Rd ASCOT VALE 3032	\$1,330,000	20/07/2024
2	3/727 Mt Alexander Rd MOONEE PONDS 3039	\$1,440,000	22/05/2024
3			

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:

24/10/2024 12:13



 3  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

24/10/2023 - 23/10/2024: \$875,000

Comparable Properties



67 St Leonards Rd ASCOT VALE 3032 (REI)

Agent Comments

 3  2  2

Price: \$1,330,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Townhouse (Res)



3/727 Mt Alexander Rd MOONEE PONDS 3039 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,440,000

Method: Sold Before Auction

Date: 22/05/2024

Property Type: Townhouse (Res)

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.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655