

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

25/3-7 TURNER 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2023

to

31 Jul 2024

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

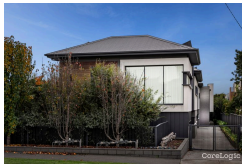
Date of sale

10/24 PARK STREET MOONEE PONDS VIC 3039	\$635,000	31-Jul-24
3/140 PASCOE VALE ROAD MOONEE PONDS VIC 3039	\$645,000	06-Mar-24
140D PASCOE VALE ROAD MOONEE PONDS VIC 3039	\$645,000	23-Feb-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: 09 August 2024



**10/24 PARK STREET MOONEE
PONDS VIC 3039**

 2  1  1

Sold Price

^{RS}

\$635,000

Sold Date

31-Jul-24

Distance

1.47km



**3/140 PASCOE VALE ROAD
MOONEE PONDS VIC 3039**

 3  1  2

Sold Price

^{RS}

\$645,000

^{UN}

Sold Date

06-Mar-24

Distance

0.89km



**140D PASCOE VALE ROAD
MOONEE PONDS VIC 3039**

 2  -  -

Sold Price

\$645,000

Sold Date

23-Feb-24

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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