

# 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 206/701 Mt Alexander Road, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2023 to 30/09/2024 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	1104/35 Hall St MOONEE PONDS 3039	\$916,000	20/08/2024
2	201/146 Pascoe Vale Rd MOONEE PONDS 3039	\$949,000	07/06/2024
3	1203/15 Everage St MOONEE PONDS 3039	\$1,100,000	23/05/2024

**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: 29/10/2024 11:48



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**Rooms:** 6  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
Year ending September 2024: \$580,000

In this sought after apartment complex in the heart of moonee ponds is this spacious 3 bedroom, 2 bathroom and 2 carspace apartment.

## Comparable Properties



**1104/35 Hall St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$916,000  
**Method:** Private Sale  
**Date:** 20/08/2024  
**Property Type:** Unit



**201/146 Pascoe Vale Rd MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$949,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2024  
**Property Type:** Apartment



**1203/15 Everage St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** Unit

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