

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN OR OUTSIDE THE MELBOURNE
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act
1980**

PROPERTY OFFERED FOR SALE

908/333 Ascot Vale Road, Moonee Ponds, VIC 3039

INDICATIVE SELLING PRICE

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

\$390,000 to \$425,000

COMPARABLE PROPERTY SALES

403/7 ASPEN ST, MOONEE PONDS 3039 \$402,500 13/12/24

14/40 YOUNG ST, MOONEE PONDS 3039 \$432,500 8/10/24

405/40 HALL ST, MOONEE PONDS 3039 \$415,000 13/11/24