

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 517/7 Aspen Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Single Price \$339,500

Median sale price

Median price \$536,000 Property Type Apartment Suburb Moonee Ponds (3039)

Period - From 06/07/2020 to 06/07/2021 Source PDOL

Comparable property sales

A These are two 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
617/40 HALL STREET, MOONEE PONDS VIC 3039	\$360,000	04/03/2022
301/40 HALL STREET, MOONEE PONDS VIC 3039	\$350,000	02/02/2022

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: 09/06/2022