

## 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

202/252A UNION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2023

to

31 Aug 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

14/25 GLADSTONE STREET MOONEE PONDS VIC 3039	\$340,000	24-Apr-24
503/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$380,000	29-Apr-24
6/342 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$365,000	31-Jul-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: 24 September 2024



**14/25 GLADSTONE STREET  
 MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$340,000** Sold Date **24-Apr-24**

Distance **0.52km**



**503/333 ASCOT VALE ROAD  
 MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$380,000** Sold Date **29-Apr-24**

Distance **0.76km**



**6/342 ASCOT VALE ROAD  
 MOONEE PONDS VIC 3039**

 1  1  1

Sold Price **\$365,000** Sold Date **31-Jul-24**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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