

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

5/342 Ascot Vale Road 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2020

to

31 Jul 2021

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

5/48-50 Evans Street Moonee Ponds VIC 3039	\$377,000	22-Jul-21
7/157-159 St Leonards Road Ascot Vale VIC 3032	\$420,000	14-May-21
15/48 Scotia Street Moonee Ponds VIC 3039	\$420,000	15-Jul-21

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 2021

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5/48-50 Evans Street Moonee Ponds VIC 3039

2 1 1

Sold Price

^{RS}

\$377,000

Sold Date

22-Jul-21

Distance

1.39km



7/157-159 St Leonards Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$420,000

Sold Date

14-May-21

Distance

1.44km



15/48 Scotia Street Moonee Ponds VIC 3039

2 1 1

Sold Price

^{RS}

\$420,000

^{UN}

Sold Date

15-Jul-21

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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