

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	507/341 Ascot Vale Road, Moonee Ponds, VIC 3039
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Indicative selling price

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

Price Range	\$450,000	&	\$480,000
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Median sale price

Median price	\$560,000	Property Type	House	Suburb	Moonee Ponds (3039)
Period - From	25/06/2022	to	25/01/2023	Source	PDOL

Comparable property sales

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
15/237 ASCOT VALE ROAD, ASCOT VALE VIC 3032	\$455,000	10/12/2022
517/51 HOMER STREET, MOONEE PONDS VIC 3039	\$547,500	12/12/2022
21/110 MARIBYRNONG ROAD, MOONEE PONDS VIC 3039	\$600,000	07/11/2022

This Statement of Information was prepared on: 25/01/2023