

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

31A Moonee Street Ascot Vale VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,098,500

Property type

House

Suburb

Ascot Vale

Period-from

01 May 2019

to

30 Apr 2020

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

6 Morphet Avenue Ascot Vale VIC 3032	\$2,090,000	11-Nov-19
61 Middle Street Ascot Vale VIC 3032	\$2,096,000	22-Feb-20
9 Bloom Street Moonee Ponds VIC 3039	\$1,770,000	21-Mar-20

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: 04 May 2020



6 Morphett Avenue Ascot Vale VIC 3032 Sold Price **\$2,090,000** Sold Date **11-Nov-19**

4 2 2

Distance **1.77km**



61 Middle Street Ascot Vale VIC 3032 Sold Price **\$2,096,000** Sold Date **22-Feb-20**

5 2 2

Distance **0.21km**



9 Bloom Street Moonee Ponds VIC 3039 Sold Price ^{RS} **\$1,770,000** Sold Date **21-Mar-20**

4 2 1

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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