

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

1/3 GROSVENOR STREET 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Feb 2023

to

31 Jan 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

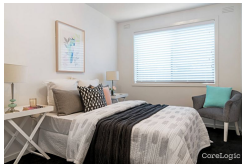
Date of sale

4/90-92 PRIMROSE STREET ESSENDON VIC 3040	\$520,000	03-Oct-23
10/237-239 ASCOT VALE ROAD ASCOT VALE VIC 3032	\$520,000	13-Nov-23
2/6 ORMOND ROAD ASCOT VALE VIC 3032	\$502,500	11-Sep-23

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 February 2024

**4/90-92 PRIMROSE STREET
ESSENDON VIC 3040**

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Sold Price

RS

\$520,000

Sold Date

03-Oct-23

Distance

1.53km**10/237-239 ASCOT VALE ROAD
ASCOT VALE VIC 3032**

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Sold Price

\$520,000

Sold Date

13-Nov-23

Distance

1.19km**2/6 ORMOND ROAD ASCOT VALE
VIC 3032**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$502,500

Sold Date

11-Sep-23

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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