

## 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

1007/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2024

to

31 Mar 2025

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

317/51 HOMER STREET MOONEE PONDS VIC 3039	\$509,000	26-Feb-25
2/119 BUCKLEY STREET ESSENDON VIC 3040	\$517,000	06-Mar-25
20/82 RALEIGH STREET ESSENDON VIC 3040	\$490,000	16-Dec-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: 15 April 2025



**317/51 HOMER STREET MOONEE PONDS VIC 3039**

 2  1  1

Sold Price

**\$509,000**

Sold Date **26-Feb-25**

Distance **0.38km**



**2/119 BUCKLEY STREET ESSENDON VIC 3040**

 2  1  1

Sold Price

<sup>RS</sup> **\$517,000**

Sold Date **06-Mar-25**

Distance **1.41km**



**20/82 RALEIGH STREET ESSENDON VIC 3040**

 2  1  1

Sold Price

**\$490,000**

Sold Date **16-Dec-24**

Distance **1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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