

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

204/19 MOORE 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

or range
between

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2023

to

30 Sep 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

115/51 HOMER STREET MOONEE PONDS VIC 3039	\$515,000	14-Apr-24
16/54 EPSOM ROAD ASCOT VALE VIC 3032	\$510,000	15-May-24
115/8 BURROWES STREET ASCOT VALE VIC 3032	\$506,000	22-Aug-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: 09 October 2024

115/51 HOMER STREET MOONEE PONDS



115/51 HOMER STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **\$515,000** Sold Date **14-Apr-24**

Distance **0.28km**



16/54 EPSOM ROAD ASCOT VALE VIC 3032

2 2 1

Sold Price **\$510,000** Sold Date **15-May-24**

Distance **1.28km**



115/8 BURROWES STREET ASCOT VALE VIC 3032

2 2 1

Sold Price **\$506,000** Sold Date **22-Aug-24**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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