## 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	411/333 Ascot Vale Road, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$565,000 & \$595,000	Range between	\$565,000	&	\$595,000
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### Median sale price

Median price \$542,500	Pro	pperty Type Unit	t		Suburb	Moonee Ponds
Period - From 04/09/2024	to	03/09/2025	Sou	urce	Property	/ Data

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		Price	Date of sale
1	8/715 Mt Alexander Rd MOONEE PONDS 3039	\$570,000	01/08/2025
2	501/525 Mt Alexander Rd MOONEE PONDS 3039	\$580,000	29/07/2025
3	7/31 Taylor St MOONEE PONDS 3039	\$585,000	26/06/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/09/2025 08:40





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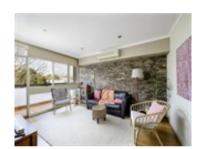
Indicative Selling Price \$565,000 - \$595,000 Median Unit Price 04/09/2024 - 03/09/2025: \$542,500



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**Property Type:** Apartment Agent Comments

# Comparable Properties



8/715 Mt Alexander Rd MOONEE PONDS 3039 (REI)

Price: \$570,000 Method: Private Sale Date: 01/08/2025

Property Type: Apartment

**Agent Comments** 



501/525 Mt Alexander Rd MOONEE PONDS 3039 (REI)

12 📛 2 🛱

Price: \$580,000 Method: Private Sale Date: 29/07/2025 Rooms: 3

Property Type: Apartment

Agent Comments



7/31 Taylor St MOONEE PONDS 3039 (REI)

12 👛 2 🛱

Price: \$585,000 Method: Private Sale Date: 26/06/2025

Property Type: Apartment

Agent Comments

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