

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

5/48 SCOTIA 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

\$374,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2024

to

31 May 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

3/270 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$370,000	02-Mar-24
4/270 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$370,000	16-Dec-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: 06 June 2025



3/270 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

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Sold Price **\$370,000** Sold Date **02-Mar-24**

Distance **0.32km**



4/270 MARIBYRNONG ROAD MOONEE PONDS VIC 3039

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Sold Price Sold Date **16-Dec-23**

Distance **0.32km**

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

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