

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4/21 Moore Street, Moonee Ponds, VIC 3039

Indicative selling price

Range between

\$ 580000

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



Median sale price

Median price

\$ 481,000

Unit

*Delete house or unit as applicable

Suburb

MOONEE PONDS

Period

21/02/2019 - 20/08/2019

Source

Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



509/7 Aspen Street
Moonee Ponds

2 🏠 2 🚗 1 🚗

Sold Price \$564,500
Date Sold 11/06/2019
Land 13378 sqm



905/333 Ascot Vale Road
Moonee Ponds

2 🏠 2 🚗 1 🚗

Sold Price *\$567,000
Date Sold 20/08/2019
Land 1456 sqm



2/829 Mt Alexander Road
Moonee Ponds

2 🏠 1 🚗 1 🚗

Sold Price \$538,000
Date Sold 28/03/2019
Land 1069 sqm