

# 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 501/341 Ascot Vale Road, Moonee Ponds, VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$480,000

&

\$525,000

### Median sale price

Median price

\$588,000

Property Type

House

Suburb

Moonee Ponds (3039)

Period - From

22/10/2018

to

21/10/2019

Source

Propertydata.com.au

### Comparable property sales

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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	Price	Date of sale
805/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$516,000	06/07/2019
606/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$506,000	20/09/2019
5/17 MOORE STREET, MOONEE PONDS VIC 3039	\$495,000	29/07/2019

This Statement of Information was prepared on: 24/10/2019