

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 610/333 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Single Price \$555,000

Median sale price

Median price \$559,085 Property Type House Suburb Moonee Ponds (3039)

Period - From 04/02/2020 to 04/02/2021 Source realestate.com

Comparable property sales

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	Price	Date of sale
202/20 PARK STREET, MOONEE PONDS VIC 3039	\$580,000	06/01/2021
104/40 HALL STREET, MOONEE PONDS VIC 3039	\$565,000	24/09/2020
25/15 MOORE STREET, MOONEE PONDS VIC 3039	\$560,000	28/10/2020

This Statement of Information was prepared on: 15/07/2021