

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 812/333 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range \$360,000 & \$390,000

Median sale price

Median price \$559,085 Property Type House Suburb Moonee Ponds (3039)
Period - From 10/03/2021 to 10/03/2021 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
110/7 ASPEN STREET, MOONEE PONDS VIC 3039	\$410,000	19/12/2020
1018/40 HALL STREET, MOONEE PONDS VIC 3039	\$395,000	20/11/2020
304/19 MOORE STREET, MOONEE PONDS VIC 3039	\$380,000	16/11/2020

This Statement of Information was prepared on: 18/05/2021