

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 1003/341 Ascot Vale Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$580,000

&

\$620,000

Median sale price

Median price

\$520,000

Property Type

Apartment

Suburb

Moonee Ponds (3039)

Period - From

10/06/2020

to

09/06/2021

Source

PDOL

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
605/40 HALL STREET, MOONEE PONDS VIC 3039	\$605,000	25/05/2021
302/2 MASCOMA STREET, ASCOT VALE VIC 3032	\$605,000	08/04/2021
106/10 SHUTER STREET, MOONEE PONDS VIC 3039	\$615,000	10/03/2021

This Statement of Information was prepared on: 09/06/2021