

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

507/7 ASPEN STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

25/122 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$520,000	20-Feb-23
312/535 MT ALEXANDER ROAD MOONEE PONDS VIC 3039	\$505,000	01-Mar-23
3/3 GROSVENOR STREET MOONEE PONDS VIC 3039	\$480,000	17-May-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 June 2023



**25/122 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

2 2 1

Sold Price **\$520,000** Sold Date **20-Feb-23**

Distance **0.81km**



**312/535 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price **\$505,000** Sold Date **01-Mar-23**

Distance **0.69km**



**3/3 GROSVENOR STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **17-May-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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