

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

46 Maribyrnong Road 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Moonee Ponds

Period-from

01 Mar 2020

to

28 Feb 2021

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

264 Ascot Vale Road Ascot Vale VIC 3032	\$950,000	26-Nov-20
1 Maribyrnong Road Ascot Vale VIC 3032	\$915,000	08-Aug-20
92 Pascoe Vale Road Moonee Ponds VIC 3039	\$925,000	12-Mar-21

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: 31 March 2021



264 Ascot Vale Road Ascot Vale VIC 3032

3 1 1

Sold Price **\$950,000** Sold Date **26-Nov-20**

Distance **0.11km**



1 Maribyrnong Road Ascot Vale VIC 3032

3 1 1

Sold Price **\$915,000** Sold Date **08-Aug-20**

Distance **0.25km**



92 Pascoe Vale Road Moonee Ponds VIC 3039

3 1 1

Sold Price ^{RS} **\$925,000** ^{UN} Sold Date **12-Mar-21**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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