

# 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 737 Mt Alexander Road, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,603,000 Property Type House Suburb Moonee Ponds

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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 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
1	57a Argyle St MOONEE PONDS 3039	\$1,134,000	22/05/2021
2	47 Hockey La ASCOT VALE 3032	\$1,160,000	24/04/2021
3	24a Orford St MOONEE PONDS 3039	\$1,267,000	01/04/2021

**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 six months.~~

This Statement of Information was prepared on: 27/05/2021 08:59

737 Mt Alexander Road, Moonee Ponds Vic 3039



3   2   0

**Rooms:** 6  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 140 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
March quarter 2021: \$1,603,000

## Comparable Properties



57a Argyle St MOONEE PONDS 3039 (REI)

Agent Comments

3   2   1

**Price:** \$1,134,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** House (Res)



47 Hockey La ASCOT VALE 3032 (REI)

Agent Comments

3   2   2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 24/04/2021  
**Property Type:** Townhouse (Res)



24a Orford St MOONEE PONDS 3039 (REI)

Agent Comments

3   2   3

**Price:** \$1,267,000  
**Method:** Sold Before Auction  
**Date:** 01/04/2021  
**Property Type:** House (Res)

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