

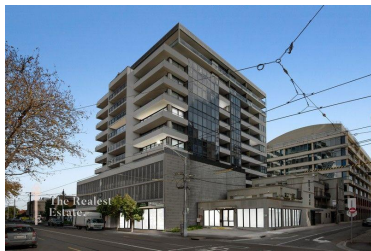
STATEMENT OF INFORMATION

512/333 ASCOT VALE ROAD, MOONEE PONDS, VIC 3039

PREPARED BY THE REALEST ESTATE, 6/418 BELL ST PASCOE VALE SOUTH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



512/333 ASCOT VALE ROAD, MOONEE

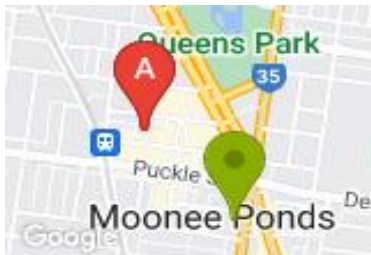
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Indicative Selling Price

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

Price Range: **\$330,000 to \$360,000**

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (Unit)

\$615,600

01 July 2021 to 30 June 2022

Provided by: 

COMPARABLE PROPERTIES

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.



517/7 ASPEN ST, MOONEE PONDS, VIC

 1  1  -

Sale Price

****\$335,000**

Sale Date: 17/06/2022

Distance from Property: 441m



617/40 HALL ST, MOONEE PONDS, VIC

 1  1  -

Sale Price

\$360,000

Sale Date: 04/03/2022

Distance from Property: 441m



301/40 HALL ST, MOONEE PONDS, VIC

 1  1  -

Sale Price

\$350,000

Sale Date: 02/02/2022

Distance from Property: 441m



This report has been compiled on 11/07/2022 by The Realest Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

512/333 ASCOT VALE ROAD, MOONEE PONDS, VIC 3039

Indicative selling price

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

Price Range:

\$330,000 to \$360,000

Median sale price

Median price

\$615,600

Property type

Unit

Suburb

MOONEE PONDS

Period

01 July 2021 to 30 June 2022

Source



Comparable property sales

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

Price

Date of sale

517/7 ASPEN ST, MOONEE PONDS, VIC 3039	**\$335,000	17/06/2022
617/40 HALL ST, MOONEE PONDS, VIC 3039	\$360,000	04/03/2022
301/40 HALL ST, MOONEE PONDS, VIC 3039	\$350,000	02/02/2022

This Statement of Information was prepared

11/07/2022