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

1003/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$415,000		&		\$435,000					
Median sale pr	rice									
Median price	\$565,000	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	11/09/2023	to	10/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1315/40 Hall St MOONEE PONDS 3039	\$420,000	16/08/2024
2	709/40 Hall St MOONEE PONDS 3039	\$430,000	02/07/2024
3	606/7 Aspen St MOONEE PONDS 3039	\$435,000	27/03/2024

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:

11/09/2024 15:40









Property Type: Divorce/Estate/Family Transfers Agent Comments

Indicative Selling Price \$415,000 - \$435,000 **Median Unit Price** 11/09/2023 - 10/09/2024: \$565,000

Comparable Properties



1315/40 Hall St MOONEE PONDS 3039 (REI)



Price: \$420,000 Method: Private Sale Date: 16/08/2024 Property Type: Apartment

709/40 Hall St MOONEE PONDS 3039 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$430,000 Method: Private Sale

Date: 02/07/2024 Property Type: Apartment



606/7 Aspen St MOONEE PONDS 3039 (REI/VG)



Price: \$435,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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