

# 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 807/7 Aspen Street, 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 \$570,000 & \$590,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Moonee Ponds

Period - From 29/04/2023 to 28/04/2024 Source REIV

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

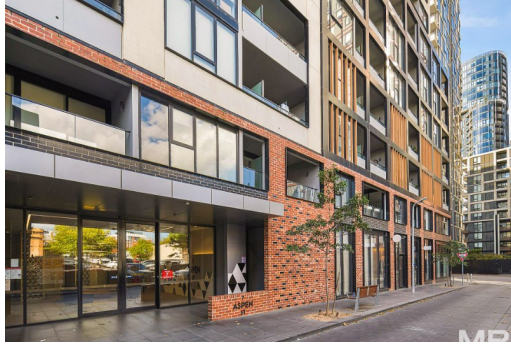
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	807/40 Hall St MOONEE PONDS 3039	\$630,000	17/02/2024
2	1520/40 Hall St MOONEE PONDS 3039	\$630,000	14/02/2024
3	707/7 Aspen St MOONEE PONDS 3039	\$577,000	12/01/2024

**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: 29/04/2024 11:52



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$590,000  
**Median Unit Price**  
29/04/2023 - 28/04/2024: \$550,000

## Comparable Properties



**807/40 Hall St MOONEE PONDS 3039 (REI/VG)** Agent Comments

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**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 17/02/2024  
**Rooms:** 3  
**Property Type:** Apartment



**1520/40 Hall St MOONEE PONDS 3039 (REI)** Agent Comments

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**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** Apartment



**707/7 Aspen St MOONEE PONDS 3039 (REI/VG)** Agent Comments

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**Price:** \$577,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** Apartment