

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 804/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$430,000 & \$460,000

Median sale price

Median price \$545,000 Property Type Unit Suburb Moonee Ponds

Period - From 18/11/2023 to 17/11/2024 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	1104/7 Aspen St MOONEE PONDS 3039	\$445,000	18/09/2024
2	212/32 Thomas St MOONEE PONDS 3039	\$443,000	12/08/2024
3	709/40 Hall St MOONEE PONDS 3039	\$430,000	02/07/2024

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: 18/11/2024 10:40



1
 1
 1

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$430,000 - \$460,000

Median Unit Price

18/11/2023 - 17/11/2024: \$545,000

Comparable Properties



1104/7 Aspen St MOONEE PONDS 3039 (REI)

Agent Comments

1
 1
 1

Price: \$445,000

Method: Private Sale

Date: 18/09/2024

Property Type: Apartment



212/32 Thomas St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1
 1
 1

Price: \$443,000

Method: Private Sale

Date: 12/08/2024

Property Type: Apartment



709/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1
 1
 1

Price: \$430,000

Method: Private Sale

Date: 02/07/2024

Property Type: Apartment

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