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

403/7 Aspen Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$390,000		&		\$420,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Moonee Ponds
Period - From	01/07/2024	to	30/09/2024		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	1015/40 Hall St MOONEE PONDS 3039	\$410,000	26/07/2024
2	319/7 Aspen St MOONEE PONDS 3039	\$429,890	16/07/2024
3	205/7 Aspen St MOONEE PONDS 3039	\$420,000	30/05/2024

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:

01/11/2024 14:58









Property Type: Strata Unit/Flat Agent Comments

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> **Indicative Selling Price** \$390,000 - \$420,000 **Median Unit Price** September quarter 2024: \$605,000

Comparable Properties



1015/40 Hall St MOONEE PONDS 3039 (REI/VG)



Price: \$410,000 Method: Private Sale Date: 26/07/2024 Property Type: Apartment Agent Comments

319/7 Aspen St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$429,890 Method: Sale Date: 16/07/2024 Property Type: Flat/Unit/Apartment (Res)

205/7 Aspen St MOONEE PONDS 3039 (VG)

Agent Comments



Price: \$420.000 Method: Sale Date: 30/05/2024 Property Type: Flat/Unit/Apartment (Res)

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



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