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

24/21 Moore Street, Moonee Ponds Vic 3039

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|--------------|--|
| Range betweer | \$390,000 | | & | | \$420,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$580,000 | Pro | operty Type | Unit | | | Suburb | Moonee Ponds | |
| Period - From | 01/10/2023 | 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 | 101/40 Hall St MOONEE PONDS 3039 | \$407,500 | 21/06/2024 |
| 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:

22/10/2024 11:37









Property Type: Strata Unit/Flat Agent Comments

Sophie Carmichael 03 9829 2965 0456 421 065 sophie@melbournerealestate.com.au

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price Year ending September 2024: \$580,000

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



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101/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments

Price: \$407,500 Method: Private Sale Date: 21/06/2024 Property Type: Apartment

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



propertydata

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