## 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

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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



**1 – 1** – 1 – 1

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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