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	17/17 MOORE STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$475,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$617,500	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 May 2022	to	30 Apr 2023	Source	Corelogic

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 6 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
701/7 ASPEN STREET MOONEE PONDS VIC 3039	$572,000	17-Feb-23
201/7 ASPEN STREET MOONEE PONDS VIC 3039	$490,000	03-Feb-23
517/51 HOMER STREET MOONEE PONDS VIC 3039	$547,500	20-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 11 May 2023

Charles Bongiovanni
M 0414339644
E charles@alexkarbon.com.au

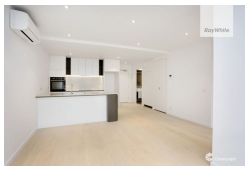


701/7 ASPEN STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$572,000** Sold Date **17-Feb-23**

Distance **0.26km**



201/7 ASPEN STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price **$490,000** Sold Date **03-Feb-23**

Distance **0.26km**



517/51 HOMER STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price RS **$547,500** Sold Date **20-Dec-22**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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