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	3/727 Mt Alexander Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price $1,550,000

Median sale price

Median price $1,542,500 Property Type House Suburb Moonee Ponds

Period - From 25/03/2023 to 24/03/2024 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		
2		
3		

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: 25/03/2024 11:18

3/727 Mt Alexander Road, Moonee Ponds Vic 3039

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3 3 2

Property Type: House

Agent Comments

Modern contemporary 3 level + rooftop property with 2 car LUG accommodation

Indicative Selling Price
$1,550,000
Median House Price
25/03/2023 - 24/03/2024: $1,542,500

Comparable Properties

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.

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