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	407/535 MT ALEXANDER ROAD 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~~		or range between	$380,000	&	$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Moonee Ponds
Period-from	01 May 2024	to	30 Apr 2025	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
308/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	$420,000	17-Apr-25
1511/40 HALL STREET MOONEE PONDS VIC 3039	$395,000	24-Feb-25
405/40 HALL STREET MOONEE PONDS VIC 3039	$415,000	13-Nov-24

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: 09 May 2025

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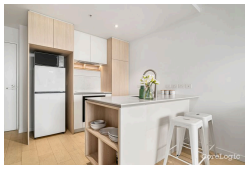
308/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

1 1 1

Sold Price RS $420,000 Sold Date 17-Apr-25

Distance 0.23km



1511/40 HALL STREET MOONEE PONDS VIC 3039

2 1 1

Sold Price $395,000 Sold Date 24-Feb-25

Distance 0.65km



405/40 HALL STREET MOONEE PONDS VIC 3039

1 1 1

Sold Price $415,000 Sold Date 13-Nov-24

Distance 0.65km

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

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