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	1/40 Young Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price: $435,000

Median sale price

Median price: $495,250 Property Type: Unit Suburb: Moonee Ponds

Period - From: 01/01/2023 to: 31/12/2023 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	103/19 Hall St MOONEE PONDS 3039	$430,000	14/12/2023
2	3/15 Dartford St FLEMINGTON 3031	$450,000	10/02/2024
3	109/8 North St ASCOT VALE 3032	$450,000	09/02/2024

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: 03/04/2024 13:01

1/40 Young Street, Moonee Ponds Vic 3039



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$435,000
Median Unit Price
Year ending December 2023: $495,250

Comparable Properties



103/19 Hall St MOONEE PONDS 3039 (REI)

2 1 1

Price: $430,000
Method:
Date: 14/12/2023
Property Type: Apartment

Agent Comments



3/15 Dartford St FLEMINGTON 3031 (REI)

2 1 1

Price: $450,000
Method:
Date: 10/02/2024
Property Type: Apartment

Agent Comments



109/8 North St ASCOT VALE 3032 (REI)

1 1 1

Price: $450,000
Method:
Date: 09/02/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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