

## 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

1/15 MOORE STREET MOONEE PONDS VIC 3039

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Apr 2023

to

31 Mar 2024

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

27/15 MOORE STREET MOONEE PONDS VIC 3039	\$445,000	24-Oct-23
107/1 LANGS ROAD ASCOT VALE VIC 3032	\$445,000	15-Feb-24
3/60 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	19-Jan-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.

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**27/15 MOORE STREET MOONEE  
PONDS VIC 3039**

2 2 1

Sold Price **\$445,000** Sold Date **24-Oct-23**

Distance **0.02km**



**107/1 LANGS ROAD ASCOT VALE  
VIC 3032**

2 2 1

Sold Price <sup>RS</sup> **\$445,000** Sold Date **15-Feb-24**

Distance **2.06km**



**3/60 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **19-Jan-24**

Distance **2.76km**

RS = Recent sale

UN = Undisclosed Sale

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