

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$448,000

### 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	109/8 North St ASCOT VALE 3032	\$450,000	09/02/2024
2	3/15 Dartford St FLEMINGTON 3031	\$450,000	10/02/2024
3	103/19 Hall St MOONEE PONDS 3039	\$430,000	14/12/2023

**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:

29/02/2024 14:28

1/40 Young Street, Moonee Ponds Vic 3039



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$448,000  
**Median Unit Price**  
Year ending December 2023: \$495,250

## Comparable Properties



**109/8 North St ASCOT VALE 3032 (REI)**

**Agent Comments**

1 1 1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Unit



**3/15 Dartford St FLEMINGTON 3031 (REI)**

**Agent Comments**

2 1 1

**Price:** \$450,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Apartment



**103/19 Hall St MOONEE PONDS 3039 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Apartment

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



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