

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

201/146 PASCOE VALE 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2023

to

30 Apr 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

1/20 NORFOLK STREET MOONEE PONDS VIC 3039	\$945,000	10-Feb-24
2203/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$930,000	09-Feb-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: 30 May 2024

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1/20 NORFOLK STREET MOONEE PONDS VIC 3039

3 1 1

Sold Price

\$945,000

Sold Date

10-Feb-24

Distance

1.63km



2203/15 EVERAGE STREET MOONEE PONDS VIC 3039

2 2 2

Sold Price

\$930,000

Sold Date

09-Feb-24

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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