

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

3/140 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Feb 2023

to

31 Jan 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

4/36 PARK STREET MOONEE PONDS VIC 3039	\$665,000	21-Oct-23
205/155 PASCOE VALE ROAD MOONEE PONDS VIC 3039	\$635,000	24-Aug-23
13/38 LAWSON STREET ESSENDON VIC 3040	\$655,000	12-Sep-23

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: 07 February 2024

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4/36 PARK STREET MOONEE PONDS VIC 3039

 2  1  1

Sold Price **\$665,000** Sold Date **21-Oct-23**

Distance **0.71km**



205/155 PASCOE VALE ROAD MOONEE PONDS VIC 3039

 2  2  1

Sold Price **\$635,000** Sold Date **24-Aug-23**

Distance **0.13km**



13/38 LAWSON STREET ESSENDON VIC 3040

 2  2  1

Sold Price **\$655,000** Sold Date **12-Sep-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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