

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

404/525 MT ALEXANDER 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

\$495,000

&

\$535,000

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

| | | |
|---|-----------|-----------|
| 601/525 MT ALEXANDER ROAD MOONEE PONDS VIC 3039 | \$598,000 | 11-Dec-23 |
| 211/8 BURROWES STREET ASCOT VALE VIC 3032 | \$530,000 | 13-Dec-23 |
| 202/77 GALADA AVENUE PARKVILLE VIC 3052 | \$495,000 | 13-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: 14 February 2024

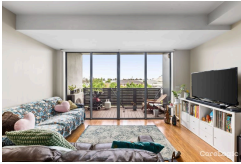


**601/525 MT ALEXANDER ROAD
MOONEE PONDS VIC 3039**

2 2 2

Sold Price **\$598,000** Sold Date **11-Dec-23**

Distance **0.02km**



**211/8 BURROWES STREET ASCOT
VALE VIC 3032**

2 2 1

Sold Price **\$530,000** Sold Date **13-Dec-23**

Distance **1.35km**



**202/77 GALADA AVENUE
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$495,000** Sold Date **13-Sep-23**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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