

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 54 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,586,250 Property Type House Suburb Moonee Ponds

Period - From 01/01/2023 to 31/03/2023 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	114 Epsom Rd ASCOT VALE 3032	\$1,145,000	23/03/2023
2	34 Epsom Rd ASCOT VALE 3032	\$1,050,000	28/05/2023
3	2/156 Dean St MOONEE PONDS 3039	\$985,000	08/03/2023

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: 16/06/2023 11:36



Property Type: House

Agent Comments

Side-by-side brick single front 3 bedroom 1 bathroom home and single car garage

Comparable Properties



114 Epsom Rd ASCOT VALE 3032 (REI/VG)



Price: \$1,145,000

Method: Private Sale

Date: 23/03/2023

Property Type: House

Land Size: 343 sqm approx

Agent Comments

Fully renovated weatherboard single front with same accom plus double car garage on larger land. In neighbouring suburb



34 Epsom Rd ASCOT VALE 3032 (REI)



Price: \$1,050,000

Method: Private Sale

Date: 28/05/2023

Property Type: House (Res)

Agent Comments

Updated weather board single front with same accom no off street parking on a main road in neighbouring suburb



2/156 Dean St MOONEE PONDS 3039 (REI)



Price: \$985,000

Method: Private Sale

Date: 08/03/2023

Property Type: House (Res)

Agent Comments

Updated brick side by side with same accom on a main road