

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Apt 20/17 Moore St 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

\$485,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$490,000

*House

*Unit

Suburb

Moonee Ponds

Period - From

Feb 2017

to

Aug 2017

Source

Domain.com.au

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
905/341 Ascot Vale Rd Moonee Ponds	2BR/1Bath/1Car	\$500,000	13/4/2017
3/689 Mt. Alexander Rd Moonee Ponds	2BR/1Bath/1Car	\$480,000	19/8/2017
2/689 Mt. Alexander Rd Moonee Ponds	2BR/1Bath/1Car	\$535,000	16/9/2017
18/17 Moore St Moonee Ponds	2BR/1Bath/1Car	\$490,000	Feb 2017

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.~~