

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$581,500

Median sale price

Median price \$549,975 House Unit X Suburb or locality Moonee Ponds

Period - From October 2018 to October 2018 Source realestate.com.au

Comparable property sales

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. 505/525 Mount Alexander Road, Moonee Ponds VIC 3039 (1.0km)	\$442,000	24 Oct 2018
2. 11/122 Maribyrnong Road, Moonee Ponds VIC 3039 (1.4km)	\$462,000	07 Sep 2018
3. 7/49 Buckley Street, Moonee Ponds VIC 3039 (1.3km)	\$525,000	25 Apr 2018