

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

601/333 Ascot Vale Road, Moonee Ponds, VIC 3039

INDICATIVE SELLING PRICE

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

Single Price \$399,000

MEDIAN SALE PRICE

Median price \$345,000 | Unit | Moonee Ponds (3039)

Period - From 24 April 2017 to 2 May 2017 | 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
8/57 HOMER ST, MOONEE PONDS VIC 3039	\$360,000	15/03/2017
8/7 YORK ST, MOONEE PONDS VIC 3039	\$364,000	18/02/2017
2/16 HOLMES RD, MOONEE PONDS VIC 3039	\$412,000	19/10/2016