

STATEMENT OF INFORMATION

103/19 HALL STREET, MOONEE PONDS, VIC 3039

PREPARED BY JOSEPH SASSINE, JASON REAL ESTATE, M: 0419 332 839



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103/19 HALL STREET, MOONEE PONDS,



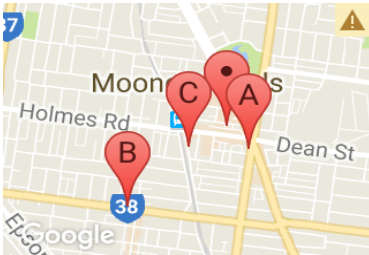
Indicative Selling Price

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

Price Range: \$470,000 to \$500,000

Provided by: Joseph Sassine, Jason Real Estate Sales PTY LTD

MEDIAN SALE PRICE



MOONEE PONDS, VIC, 3039

Suburb Median Sale Price (Unit)

\$482,500

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



905/341 ASCOT VALE RD, MOONEE PONDS,



Sale Price

\$500,000

Sale Date: 13/04/2017

Distance from Property: 223m



22/122 MARIBYRNONG RD, MOONEE PONDS,



Sale Price

\$465,000

Sale Date: 04/04/2017

Distance from Property: 863m



17 MOORE ST, MOONEE PONDS, VIC 3039



Sale Price

\$490,000

Sale Date: 24/02/2017

Distance from Property: 286m



This report has been compiled on 26/09/2017 by Jason Real Estate Sales PTY LTD. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

103/19 HALL STREET, MOONEE PONDS, VIC 3039

Indicative selling price

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

Price Range: \$470,000 to \$500,000

Median sale price

Median price

\$482,500

House

Unit

X

Suburb

MOONEE PONDS

Period

01 April 2017 to 30 June 2017

Source

 pricfinder

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
905/341 ASCOT VALE RD, MOONEE PONDS, VIC 3039	\$500,000	13/04/2017
22/122 MARIBYRNONG RD, MOONEE PONDS, VIC 3039	\$465,000	04/04/2017
17 MOORE ST, MOONEE PONDS, VIC 3039	\$490,000	24/02/2017