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## STATEMENT OF INFORMATION

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

**Sections 47AF of the Estate Agents Act 1980**

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PROPERTY OFFERED FOR SALE

**1203/341 Ascot Vale Road, Moonee Ponds, VIC 3039**

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INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$780,000 & \$850,000**

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MEDIAN SALE PRICE

**Median price \$465,000 | House | Moonee Ponds (3039)**

**Period - From 18 August 2016 to 18 August 2017 | Source - [www.yourinvestmentpropertymag.com.au/top-subu](http://www.yourinvestmentpropertymag.com.au/top-subu)**

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COMPARABLE PROPERTY SALES

**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.**