



Rooms:  
Property Type:  
Agent Comments

Indicative Selling Price  
\$690,000 - \$750,000  
Median Unit Price  
June quarter 2017: \$412,000

## Comparable Properties



5/22 Ardmillan Rd MOONEE PONDS 3039 (REI) Agent Comments



Price: \$737,000  
Method: Private Sale  
Date: 17/06/2017  
Rooms: -  
Property Type: Apartment



1/34 Park St MOONEE PONDS 3039 (REI) Agent Comments



Price: \$730,000  
Method: Auction Sale  
Date: 25/02/2017  
Rooms: -  
Property Type: Unit



3/10 Kendall St ESSENDON 3040 (REI) Agent Comments



Price: \$702,500  
Method: Auction Sale  
Date: 04/03/2017  
Rooms: -  
Property Type: Unit

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode 55 Pattison Street, Moonee Ponds Vic 3039

**Indicative selling price**

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

Range between \$690,000 & \$750,000

**Median sale price**

Median price \$412,000 Unit X Suburb Moonee Ponds  
 Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/22 Ardmillan Rd MOONEE PONDS 3039	\$737,000	17/06/2017
1/34 Park St MOONEE PONDS 3039	\$730,000	25/02/2017
3/10 Kendall St ESSENDON 3040	\$702,500	04/03/2017