

## 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

3.270 Maribyrnong Road, 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)

Single price \$379,000

#### Median sale price

Median price \$412,000

House

Unit

X

Suburb

Moonee Ponds

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	18/17 Moore St MOONEE PONDS 3039	\$395,000	29/07/2017
2	2/57 Homer St MOONEE PONDS 3039	\$369,500	23/05/2017
3	16/122 Maribyrnong Rd MOONEE PONDS 3039	\$362,000	22/07/2017

OR

**B\*** ~~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.~~