

## 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

109/521 - 525 MT ALEXANDER 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)

Range Between

\$320,000

&

\$350,000

### Median sale price

Median price

\$586,000

Unit

X

Suburb

MOONEE PONDS

Period - From

01.10.18

to

31.12.18

Source

REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic)

### 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
1. 808/333 Ascot Vale Road, Moonee Ponds	\$399,000	26.11.18
2. 14/110 Maribyrnong Road, Moonee Ponds	\$305,000	25.07.18
3. 914/18 Mt Alexander Road, Travencore	\$340,000	26.10.18

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 28 January 2019.