

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 53 MOORE STREET, MOONEE PONDS VIC 3039

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$*----- or range between \$*1,150,000.00 & \$1,265,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$1,180,000.00 *House ☒ *Unit ☐ Suburb MOONEE PONDS

Period - From 01 JAN 2017 to 01 JULY 2017 Source PRICEFINDER

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 27 THE STRAND, MOONEE PONDS VIC 3039	\$1,250,000.00	01 / 07 / 2017
2. 54 THE PARADE, ASCOT VALE VIC 3032	\$1,230,000.00	17 / 06 / 2017
3. 3 SUSSEX STREET, MOONEE PONDS VIC 3039	\$1,275,000.00	18 / 03 / 2017

OR

~~**B*** **Either** 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*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)