

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 5/20 Mantell Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price \$289,990

Median sale price

Median price \$607,500 House Unit X Suburb Moonee Ponds

Period - From 01/01/2018 to 31/03/2018 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	10/44 Fletcher St ESSENDON 3040	\$315,000	21/04/2018
2	3/80 Napier Cr ESSENDON 3040	\$300,000	26/04/2018
3	14/226 Maribyrnong Rd MOONEE PONDS 3039	\$290,000	08/03/2018

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$289,990

Median Unit Price
March quarter 2018: \$607,500

Comparable Properties



10/44 Fletcher St ESSENDON 3040 (REI)

Agent Comments



Price: \$315,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Unit



3/80 Napier Cr ESSENDON 3040 (REI)

Agent Comments



Price: \$300,000
Method: Sold Before Auction
Date: 26/04/2018
Rooms: 3
Property Type: Apartment



14/226 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG) **Agent Comments**



Price: \$290,000
Method: Private Sale
Date: 08/03/2018
Rooms: -
Property Type: Unit