

---

## 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	2/2 MANTELL 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	\$750,000	&	\$825,000
---------------	-----------	---	-----------

### Median sale price

Median price	\$512,500	Unit	X	Suburb	MOONEE PONDS
Period - From	01.04.2019	to	30.06.2019	Source	REIV propertydata.com.au/RPData/Core Logic

### Comparable property sales

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.