

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*

Indicative selling price

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

Single price \$ 469,000 or range between \$* & \$

Median sale price

Median price \$595,000 *House *unit X Suburb or locality Moonee Ponds
Period - From April 2022 to April 2023 Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within the property in the last 36 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
Lot 23, 7 Feehan Avenue, Moonee Ponds 3039	\$518,000	10 / 03/ 2023
25/122 Maribyrnong Road, Moonee Ponds, Vic 3039	\$ 520,000	20/02/2023
312/535 Mount Alexander Road, Moonee Ponds, Vic 3039	\$ 505,000	01/03/2023

This statement was prepared on 19th April 2023.