

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 10 STEELE STREET, MOONEE PONDS, VIC 🕮 4 🛛 😓 2 😓 2

Indicative Selling Price

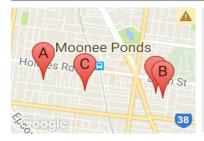
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$1,700,000 to \$1,870,000

Provided by: Amy Blackburn, i-TRAK Real Estate Pty Ltd

## **MEDIAN SALE PRICE**



## **MOONEE PONDS, VIC, 3039**

Suburb Median Sale Price (House)

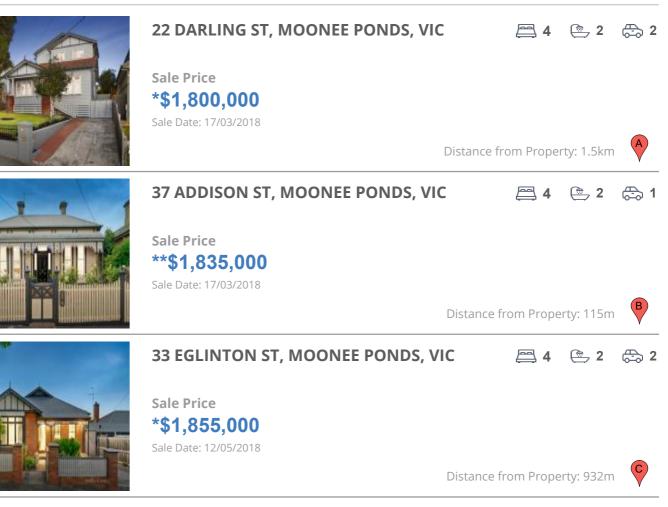
\$1,230,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

### **COMPARABLE PROPERTIES**

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.



This report has been compiled on 21/05/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# 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 10 STEELE STREET, MOONEE PONDS, VIC 3039

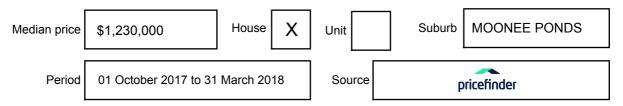
### Indicative selling price

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

Price Range:

\$1,700,000 to \$1,870,000

#### Median sale price



### **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
22 DARLING ST, MOONEE PONDS, VIC 3039	*\$1,800,000	17/03/2018
37 ADDISON ST, MOONEE PONDS, VIC 3039	**\$1,835,000	17/03/2018
33 EGLINTON ST, MOONEE PONDS, VIC 3039	*\$1,855,000	12/05/2018