## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting range between \$860,000	Property offered for sale								
For the meaning of this price see consumer.vic.gov.au/underquoting  range between \$860,000	Including suburb and 27 Grace Street, Moonee Ponds VIC 3039								
range between \$860,000 & \$946,000  Median sale price  Median price \$1,350,000 Property type House Suburb Moonee Ponds  Period - From 01/01/2020 to 31/03/2020 Source REIV  Comparable property sales  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	Indicative selling	price							
Median sale price  Median price \$1,350,000 Property type House Suburb Moonee Ponds  Period - From 01/01/2020 to 31/03/2020 Source REIV  Comparable property sales  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	For the meaning of this price see consumer.vic.gov.au/underquoting								
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	A* These are the three properties sold within two kilometres of the property for sale in the last six months that the								
1 8a Nicholson St ESSENDON 3040 \$940,000 14/12/2019	Address of comparable property					Pri	ice	Date of sale	
	1 8a Nicholson St ESSENDON 3040					\$9	40,000	14/12/2019	
2 27 Walter St ASCOT VALE 3032 \$880,000 16/04/2020	2 27 Walter St ASCOT VALE 3032					\$8	80,000	16/04/2020	
3 \$	3					\$			
OR  B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties					: 41	<b>4.6</b>	41	.l	

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were sold within two kilometres of the property for sale in the last six months.

