



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 14 Normanby Street, MOONEE PONDS 3039

House

3 beds

1 baths

0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$1,050,000 -  
\$1,150,000**

### Median sale price

Median **House** for **MOONEE PONDS** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$1,255,000**

### 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 the most comparable to the property for sale.

**13 Hudson Street,**  
Moonee Ponds 3039      Price **\$1,205,000**      Sold 09 September 2017

**113 Wilson Street,**  
Moonee Ponds 3039      Price **\$1,007,500**      Sold 16 September 2017

**9 Pattinson Street,**  
Moonee Ponds 3039      Price **\$1,162,000**      Sold 23 September 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **George Errichiello**  
Raine and Horne

03 9370 3333  
0425 853 145

[george.errichiello@ascotvale.rh.com.au](mailto:george.errichiello@ascotvale.rh.com.au)

**Raine&Horne.**

**Raine & Horne Ascot Vale**

224 Union Road,  
Ascot Vale VIC 3032