

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode 27/15 Moore 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)

Single price \$575,000

**Median sale price**

Median price \$520,000 House Unit X Suburb Moonee Ponds

Period - From 01/07/2017 to 30/09/2017 Source REIV

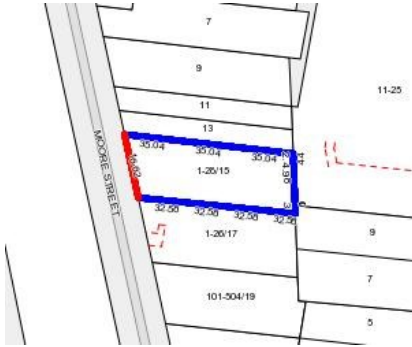
**Comparable property sales (\*Delete A or B below as applicable)**

**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
1	301/20 Park St MOONEE PONDS 3039	\$590,000	05/08/2017
2	505/341 Ascot Vale Rd MOONEE PONDS 3039	\$572,000	22/09/2017
3	502/26 Shuter St MOONEE PONDS 3039	\$558,000	17/10/2017

OR

**B\*** 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.



 2  
  2  
  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$575,000

**Median Unit Price**

September quarter 2017: \$520,000

## Comparable Properties



**301/20 Park St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 2  
  2  
  1

**Price:** \$590,000

**Method:** Auction Sale

**Date:** 05/08/2017

**Rooms:** -

**Property Type:** Apartment



**505/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)**

**Agent Comments**

 2  
  1  
  1

**Price:** \$572,000

**Method:** Private Sale

**Date:** 22/09/2017

**Rooms:** -

**Property Type:** Apartment



**502/26 Shuter St MOONEE PONDS 3039 (REI)**

**Agent Comments**

 2  
  2  
  1

**Price:** \$558,000

**Method:** Private Sale

**Date:** 17/10/2017

**Rooms:** 6

**Property Type:** Apartment