## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

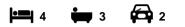
## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	45 Darling Street, Moonee Ponds Vic 3039		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$2,039,000			
Median sale price			
Median price \$1,597,	000 Property Type House Subu	rb Moonee Por	nds
Period - From 01/10/2	2021 to 30/09/2022 Source REIV	V	
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			
2			
3			
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.			
This Statement of Information was prepared on:			









Rooms: 6

**Property Type:** House **Land Size:** 512 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,039,000 Median House Price

Year ending September 2022: \$1,597,000

## Comparable Properties

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089



