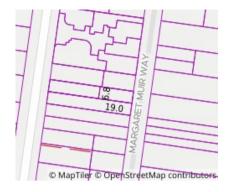
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale									
Address Including suburb and postcode			13 Margaret Muir Way, Moonee Ponds Vic 3039									
Indicat	ive sell	ing pric	e									
For the	meaning	of this p	orice see	con	sumer.vic.gov.au	/underquo	ting					
Range between \$950,000					&	\$990,000						
Mediar	sale p	rice					_					
Median price \$925,000			Pr	operty Type Tow	nhouse		Subur	b Moon	ee Por	nds		
Period	l - From	12/09/2	020	to	11/09/2021	Sc	ource	REIV				
Compa	rable p	roperty	sales	(*De	elete A or B bel	ow as ap	plical	ble)				
<b>A*</b>	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:								12/09/2021 08:17			







Indicative Selling Price \$950,000 - \$990,000 Median Townhouse Price 12/09/2020 - 11/09/2021: \$925,000

## 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** - WBP Property Valuers | P: 03 9328 4400 | F: 03 9328 2595



