

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

301/20 Park Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$565,000

Unit X

Suburb Moonee Ponds

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
503/341 Ascot Vale Rd MOONEE PONDS 3039	\$542,000	29/04/2017
201/964 Mt Alexander Rd ESSENDON 3040	\$520,000	18/04/2017
112/314 Pascoe Vale Rd ESSENDON 3040	\$510,000	11/05/2017