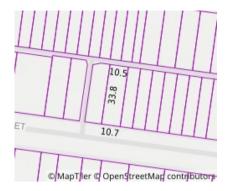
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	r sale										
Address Including suburb and postcode		d	26 Eglinton Street, Moonee Ponds Vic 3039									
Indica	tive selling pı	rice										
For the	meaning of this	s price see	con	sumer.vic.go	ov.au/	underquo	ting					
Range	e between \$1,1	00,000		&		\$1,200,000						
Median sale price												
Median price \$1,562,		2,500	Property Type		Hous	se		Subu	ırb	Moonee Por	nds	
Period - From 01/10/2		/2022	to 31/12/2022		2	Sc	Source REIV		,			
Comp	arable proper	ty sales	(*De	lete A or B	belo	w as ap _l	plica	ble)				
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									Pr	ice	Date of sale	
1												
2												
3												
OR												
В*	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 St	atem	ent of Inform	nation	was nren	ared	on. [00/00/00	10.51	







Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2022: \$1,562,500

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 - McDonald Upton | P: 03 93759375 | F: 03 93792655



