

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

2 Field Street, Moonee Ponds, VIC 3039

## Indicative selling price

Range between

\$ 1,000,000 - \$1,100,000

\* For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)



## Median sale price

Median price

\$ 1,246,000

House

\*Delete house or unit as applicable

Suburb

MOONEE PONDS

Period

06/12/2018 - 04/06/2019

Source

Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



69 Waverley Street  
Moonee Ponds

3 1 2

**Sold Price** \*\$1,080,000

**Date Sold** 08/04/2019

**Land** 660 sqm



21 Mcpherson Street  
Moonee Ponds

3 1 1

**Sold Price** \*\$1,100,000

**Date Sold** 06/04/2019

**Land** 334 sqm



5 Severn Street  
Moonee Ponds

3 1 1

**Sold Price** \$1,095,000

**Date Sold** 07/03/2019

**Land** 204 sqm