

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 2 Market Lane, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range

\$300,000

&

\$330,000

Median sale price

Median price

\$522,000

Property Type

Apartment

Suburb

Moonee Ponds (3039)

Period - From

17/06/2020

to

16/06/2021

Source

PDOL

Comparable property sales

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
9/8 BURROWES STREET, ASCOT VALE VIC 3032	\$375,000	15/04/2021
216/3 DUGGAN STREET, BRUNSWICK WEST VIC 3055	\$360,000	29/01/2021
504/40 HALL STREET, MOONEE PONDS VIC 3039	\$365,000	24/12/2020

This Statement of Information was prepared on: 03/03/2022