Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
10/7 YORK STREET MOONEE PONDS VIC 3039						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$395,000	\$395,000 or range between		-		&	
Median sale price (*Delete house or unit as applicable)						
\$639,000	Property type			Unit	Suburb	Moonee Ponds
01 Oct 2021	to 30 Sep 2022		Source	Corelogic		
Comparable property sales (*Delete A or B below as applicable) A* 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						
	e see consumer.vio \$395,000 pplicable) \$639,000 01 Oct 2021 sales (*Delete A properties sold with ht's representative of	e see consumer.vic.gov.au \$395,000 pplicable) \$639,000 Prop 01 Oct 2021 to sales (*Delete A or B be properties sold within two ofts representative consider	e see consumer.vic.gov.au/underquot \$395,000 or rang between pplicable) \$639,000 Property type 01 Oct 2021 to 30 Sep 2 cales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be most	e see consumer.vic.gov.au/underquoting (*D \$395,000 or range between pplicable) \$639,000 Property type 01 Oct 2021 to 30 Sep 2022 cales (*Delete A or B below as application properties sold within two kilometres of the pott's representative considers to be most comparison.	e see consumer.vic.gov.au/underquoting (*Delete single price \$395,000 or range between pplicable) \$639,000 Property type Unit 01 Oct 2021 to 30 Sep 2022 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale of the property to the price of the property for sale of the property to the price of the property for sale of the property to the price of the property for sale of the property to the price of the property for sale of the property to the price of the property for sale of the property to the price of the property for the property to the price of the property for sale of the property to the price of the price of the property to the price of the property to the price of the property to the price of the pri	e see consumer.vic.gov.au/underquoting (*Delete single price or range \$395,000 or range between & & pplicable) \$639,000 Property type Unit Suburb 01 Oct 2021 to 30 Sep 2022 Source cales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for the property for sale in the last of the property for sale in the last of the property for the property fo

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 6 months.

This Statement of Information was prepared on: 12 October 2022



В*