

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED
WITHIN OR OUTSIDE THE MELBOURNE
METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act
1980**

PROPERTY OFFERED FOR SALE

113/40 Hall Street, Moonee Ponds, VIC 3039

INDICATIVE SELLING PRICE

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

\$410,000 to \$450,000

COMPARABLE PROPERTY SALES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.