

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$ 470,000 or range between \$* & \$

Median sale price

Median price \$600,000 *House *unit X Suburb or locality Moonee Ponds
Period - From 25/11/2021 to 25/11/2022 Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within the property in the last 36 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
810/333 Ascot Vale Road, Moonee Ponds, Vic 3039	\$530,000	22/07/ 2022
10/64 Holmes Road, Moonee Ponds, Vic 3039	\$ 470,000	31/08/2022
11/36 Park Street, Moonee Ponds, Vic 3039	\$ 543,000	16/07/2022

This statement was prepared on 25rd November 2022.