

# 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

14/17 Moore Street, Moonee Ponds Vic 3039

### Indicative selling price

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

Single price

\$500,000

### Median sale price

Median price

\$576,000

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/04/2019

to

30/06/2019

Source

REIV

### 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 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
1	3/947 Mt Alexander Rd ESSENDON 3040	\$497,000	14/05/2019
2	5/17 Moore St MOONEE PONDS 3039	\$495,000	29/07/2019
3	203/87-89 Raleigh St ESSENDON 3040	\$490,000	05/06/2019

OR

~~**B\*** 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 six months.~~

This Statement of Information was prepared on:

16/09/2019 14:24



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/947 Mt Alexander Rd ESSENDON 3040 (REI)** Agent Comments

 2  2  1

**Price:** \$497,000

**Method:** Private Sale

**Date:** 14/05/2019

**Rooms:** 3

**Property Type:** Apartment



**5/17 Moore St MOONEE PONDS 3039 (REI)** Agent Comments

 2  2  1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 29/07/2019

**Property Type:** Apartment



**203/87-89 Raleigh St ESSENDON 3040 (REI)** Agent Comments

 2  2  1

**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 05/06/2019

**Rooms:** 6

**Property Type:** Apartment