

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 17 Learmonth Street, Moonee Ponds 3039

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,260,000 House ☒ Suburb Moonee Ponds

Period - From 1/7/18 to 30/9/18

Source REIV propertydata.com.au/RPData/Core
Logic

Comparable property sales

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. 14 Dickens Street, Moonee Ponds	\$1,260,000	22/9/18
2. 2 Norfolk Street, Moonee Ponds	\$1,340,000	22/8/18
3. 17 Fenton Street, Ascot Vale	\$1,116,000	14/7/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 1 November 2018.