



**first  
national**  
REAL ESTATE | Rickdale

first national  
**foundation**

**Australian Red Cross**  
THE POWER OF HUMANITY  
NATIONAL HUMANITY PARTNER

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## STATEMENT OF INFORMATION

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

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

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PROPERTY OFFERED FOR SALE

**707/331-333 Ascot Vale Road, Moonee Ponds VIC 3039**

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INDICATIVE SELLING PRICE

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

**Between \$600,000 and \$660,000**

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MEDIAN SALE PRICE

**Median price \$480,000 | Unit | Moonee  
Ponds | Period - From 1 April 2018 to 30  
June 2018 | Source - REIV**

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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.**