



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

406/341 Ascot Vale Road, Moonee Ponds, VIC 3039

INDICATIVE SELLING PRICE

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

Range Between \$450,000 & \$475,000

MEDIAN SALE PRICE

Median price \$561,000 | House | Moonee Ponds (3039)

Period - From 17 August 2017 to 16 August 2018 | Source - PropertyData.com.au

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
1007/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$460,000	15/08/2018
802/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$480,000	28/04/2018
707/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$455,000	05/05/2018