

## Statement of Information

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

#### Property offered for sale

Address 12 Pattison Street, Moone Ponds

#### Indicative selling price

Single price

or range between \$1,320,000

&

\$1,380,000

#### Median sale price

Median price

\$1,120,000

\*House

\*Unit X

Suburb

Moone Ponds

Period - From

Aug 2018

to

Aug 2019

Source

CoreLogic

#### Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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. 8 Mantell Street, Moone Ponds | \$1,345,000 | 22/06/2019   |
| 2. 79 Athol Street, Moone Ponds  | \$1,456,000 | 15/06/2019   |
| 3. 4 Athol Street, Moone Ponds   | \$1,300,000 | 06/04/2019   |