

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

22/3-7 Turner Street, Moonee Ponds VIC 3039

Indicative selling price

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

Single price

or range between

\$600,000

&

\$650,000

Median sale price

Median price

\$477, 500

*House

*unit

x

Suburb
or locality

Moonee Ponds

Period - From

1 Jan 2019

to

31 Dec 2019

Source

Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	Price	Date of sale
1. 13/3-7 Turner Street, Moonee Ponds	\$675,000	5/10/19
2. 20/3-7 Turner Street, Moonee Ponds	\$640,000	8/11/19