

Statement of Information

Single residential property located in the

Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	102/21 Lethbridge Street, Moonee Ponds, VIC 3039
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Indicative selling price

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

Price Range	\$600,000	&	\$649,990
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Median sale price

Median price	\$570,000	Property Type	House	Suburb	Moonee Ponds (3039)
Period - From	21/10/2023	to	21/10/2024	Source	realestate.com.au

Comparable property sales

A 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
1007/40 HALL STREET, MOONEE PONDS VIC 3039	\$625,000	09/12/2024
609/4 YOUNG STREET, MOONEE PONDS VIC 3039	\$670,000	30/11/2024
605/40 HALL STREET, MOONEE PONDS VIC 3039	\$661,326	02/09/2024

This Statement of Information was prepared on: 13/01/2025