



## 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

**4/16 Homes Road Moonee Ponds Vic 3039**

### INDICATIVE SELLING PRICE

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

**\$420,000 - \$460,000**

### COMPARABLE PROPERTY SALES

#### **Comparable property sales**

**108/9 SHUTER ST, MOONEE PONDS \$451,000 30/10/2025**

**1209/40 HALL ST, MOONEE PONDS \$440,000 10/10/2025**

**101/40 HALL ST, MOONEE PONDS \$445,000 30/08/2025**