

# 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 103/21 Lethbridge Street, 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)

Single Price \$605,000

### Median sale price

Median price \$586,000 Property Type House Suburb Moonee Ponds (3039)

Period - From 21/01/2019 to 21/01/2020 Source Property Data Online

### 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
707/333 ASCOT VALE ROAD, MOONEE PONDS VIC 3039	\$645,000	31/10/2018
2/107 WILSON STREET, MOONEE PONDS VIC 3039	\$621,000	19/10/2018
7/49 BUCKLEY STREET, MOONEE PONDS VIC 3039	\$525,000	26/08/2018

This Statement of Information was prepared on: 11/12/2020