

# 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 301/19 Moore 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 \$520,000

### Median sale price

Median price \$513,500 Property Type Apartment Suburb Moonee Ponds (3039)

Period - From 29/08/2019 to 28/08/2020 Source PDOL

### 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
202/252A UNION ROAD, MOONEE PONDS VIC 3039	\$510,000	15/05/2020
205/19 MOORE STREET, MOONEE PONDS VIC 3039	\$510,000	27/08/2020
202/19 MOORE STREET, MOONEE PONDS VIC 3039	\$500,000	03/03/2020

This Statement of Information was prepared on: 28/08/2020