

# 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 2 Market Lane, 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)

Price Range \$350,000 & \$370,000

### Median sale price

Median price \$522,000 Property Type Apartment Suburb Moonee Ponds (3039)  
Period - From 17/06/2020 to 16/06/2021 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
9/8 BURROWES STREET, ASCOT VALE VIC 3032	\$375,000	15/04/2021
216/3 DUGGAN STREET, BRUNSWICK WEST VIC 3055	\$360,000	29/01/2021
504/40 HALL STREET, MOONEE PONDS VIC 3039	\$365,000	24/12/2020

This Statement of Information was prepared on: 16/06/2021