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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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#### PROPERTY OFFERED FOR SALE

**105/252A Union Road, Moonee Ponds, VIC 3039**

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#### INDICATIVE SELLING PRICE

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

**Single Price \$705,000**

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#### MEDIAN SALE PRICE

**Median price \$566,000 | House | Moonee Ponds (3039)**

**Period - From 13 February 2017 to 12 February 2018 | Source - [members.propertydata.com.au](http://members.propertydata.com.au)**

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#### COMPARABLE PROPERTY SALES

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
<b>204/333 ASCOT VALE ROAD, MOONEE PONDS VIC 3039</b>	<b>\$670,000</b>	<b>20/12/2017</b>
<b>603/701 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039</b>	<b>\$650,000</b>	<b>09/12/2017</b>
<b>301/8 BURROWES STREET, ASCOT VALE VIC 3032</b>	<b>\$601,000</b>	<b>10/11/2017</b>