

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 G01/21 Lethbridge Street, Moonee Ponds, VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$568,000

Median sale price

Median price \$565,500 Property Type House Suburb Moonee Ponds (3039)

Period - From 21/04/2017 to 20/04/2018 Source <http://members.propertydata.com.au/Members/Co>

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
502/525 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$582,500	10/11/2017
27/15 MOORE STREET, MOONEE PONDS VIC 3039	\$570,000	14/02/2018
2/206 DAWSON STREET, BRUNSWICK WEST VIC 3055	\$560,000	17/03/2018

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