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## STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED  
WITHIN THE MELBOURNE METROPOLITAN AREA

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

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### PROPERTY OFFERED FOR SALE

**102/252A 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 \$390,000**

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### MEDIAN SALE PRICE

**Median price \$535,000 | | Moonee Ponds (3039)**

**Period - From 10 May 2017 to 9 May 2018 | Source - [propertydata.com.au](http://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>6/25 GLADSTONE STREET, MOONEE PONDS VIC 3039</b>	<b>\$417,000</b>	<b>04/12/2017</b>
<b>1/43-49 DOVER STREET, FLEMINGTON VIC 3031</b>	<b>\$421,000</b>	<b>21/10/2017</b>
<b>10/30 LEONARD CRESCENT, ASCOT VALE VIC 3032</b>	<b>\$400,000</b>	<b>19/09/2017</b>

This statement of information was prepared on 16/09/2019