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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

**112/535 Mount Alexander 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)

**Range Between \$470,000 & \$505,000**

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#### MEDIAN SALE PRICE

**Median price \$561,000 | House | Moonee Ponds (3039)**

**Period - From 24 July 2017 to 23 July 2018 | Source - [www.propertydata.com.au](http://www.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>1/48 SCOTIA STREET, MOONEE PONDS VIC 3039</b>	<b>\$495,000</b>	<b>24/02/2018</b>
<b>802/341 ASCOT VALE ROAD, MOONEE PONDS VIC 3039</b>	<b>\$480,000</b>	<b>28/04/2018</b>
<b>402/535 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039</b>	<b>\$525,000</b>	<b>26/07/2018</b>