

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 204/21 Lethbridge Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Single Price \$645,000

Median sale price

Median price \$480,000 Property Type House Suburb Moonee Ponds (3039)

Period - From 25/07/2018 to 25/01/2019 Source property data online

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
1/689 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$614,000	26/05/2018
7/26-28 GRANDISON STREET, MOONEE PONDS VIC 3039	\$555,500	26/05/2018
4/689 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$550,000	21/04/2018

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