

# 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 504/525 Mt Alexander Road, Moonee Ponds, VIC 3039

### Indicative selling price

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

Price Range \$510,000 & \$550,000

### Median sale price

Median price \$550,000 Property Type House Suburb Moonee Ponds (3039)  
Period - From 01/10/2020 to 30/09/2021 Source Corelogic

### 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
106/525 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$555,000	22/05/2021
501/525 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$510,000	23/04/2021
506/525 MT ALEXANDER ROAD, MOONEE PONDS VIC 3039	\$525,000	19/01/2021

This Statement of Information was prepared on: 06/10/2021