



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7/17 Moore Street, 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) (\*Delete single price or range as applicable)

Single price

or range between

\$480,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$565,000

\*House

☐

\*Unit

☒

Suburb  
or locality

Moonee Ponds

Period - From

01/03/2017

to

15/12/2017

Source

Real Estate Institute Of Victoria

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 502/26 Shuter Street, Moonee Ponds	\$ 558,000	17/10/2017
2 6/689 Mount Alexander Road, Moonee Ponds	\$ 505,000	19/09/2017
3 905/341 Ascot Vale Road, Moonee Ponds	\$ 500,000	13/04/2017