



**first  
national**  
REAL ESTATE

| Rickdale

first national  
**foundation**



**Australian Red Cross**  
THE POWER OF HUMANITY

NATIONAL HUMANITY PARTNER

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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

**H 126/40 Hall Street 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)

**\$499,000**

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MEDIAN SALE PRICE

**Median price \$512,500 | Unit | Moonee**

**Ponds | Period - From 1 April 2018 to 30**

**June 2018 | Source - REIV**

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COMPARABLE PROPERTY SALES

**The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.**