

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

8 Ngarveno Street, Moonee Ponds, VIC 3039

INDICATIVE SELLING PRICE

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

Range Between \$1,300,000 & \$1,430,000

MEDIAN SALE PRICE

Median price \$1,316,250 | House | Moonee Ponds (3039)

Period - From 1 April 2017 to 30 June 2017 | Source - REIV

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
68 SOUTH ST, ASCOT VALE VIC 3032	\$1,375,000	24/06/2017
42 MYRNONG CRES, ASCOT VALE VIC 3032	\$1,320,000	05/08/2017
121 VINE ST, MOONEE PONDS VIC 3039	\$1,302,500	13/05/2017