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	9/108 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $480,000 ~~House~~ Unit X Suburb Moonee Ponds

Period - From 01/04/2018 to 30/06/2018 Source REIV

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

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	906/341 Ascot Vale Rd MOONEE PONDS 3039	$450,000	10/05/2018
2	5/15 Dartford St FLEMINGTON 3031	$421,000	06/08/2018
3	6/10 Newstead St MARIBYRNONG 3032	$390,000	09/06/2018

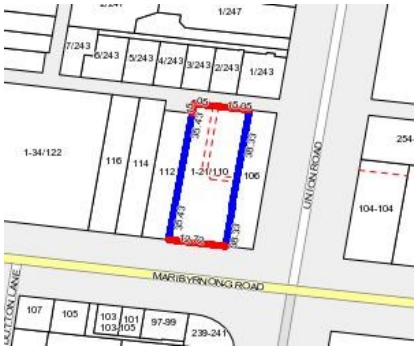
OR

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

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

9/108 Maribyrnong Road, Moonee Ponds Vic 3039



-

Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
June quarter 2018: $480,000

Comparable Properties



906/341 Ascot Vale Rd MOONEE PONDS 3039 (REI)

2 1 1

Price: $450,000
Method: Sold Before Auction
Date: 10/05/2018
Rooms: 4
Property Type: Apartment

Agent Comments



5/15 Dartford St FLEMINGTON 3031 (REI)

2 1 1

Price: $421,000
Method: Sold Before Auction
Date: 06/08/2018
Rooms: -
Property Type: Apartment

Agent Comments



6/10 Newstead St MARIBYRNONG 3032 (REI)

2 1 1

Price: $390,000
Method: Auction Sale
Date: 09/06/2018
Rooms: 3
Property Type: Apartment

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.