

# 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: 21 Latrobe 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)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price: \$1,603,000  
Property Type: House  
Suburb: Moonee Ponds  
Period - From: 01/01/2021 to 31/03/2021  
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	8 Federation St ASCOT VALE 3032	\$1,250,000	02/02/2021
2	39 Buckley St MOONEE PONDS 3039	\$1,200,000	01/05/2021
3	124 Athol St MOONEE PONDS 3039	\$1,130,000	13/02/2021

**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.~~

This Statement of Information was prepared on: 11/05/2021 11:39