

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	29A St James 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)

Range between  &

**Median sale price**

Median price	<input type="text" value="\$1,532,500"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Moonee Ponds"/>
Period - From	<input type="text" value="01/04/2021"/>	to	<input type="text" value="30/06/2021"/>	Source	<input type="text" value="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	1 Blair St MOONEE PONDS 3039	\$1,617,000	01/05/2021
2	3 Sydenham St MOONEE PONDS 3039	\$1,600,000	29/05/2021
3	48 The Parade ASCOT VALE 3032	\$1,550,000	15/04/2021

**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: