

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/108 MARIBYRNONG ROAD, MOONEE PONDS

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$395,000

### Median sale price

Median price

\$544,500

House

Unit

X

Suburb

Moonee Ponds

Period

01 June 2017 to 16 July 2018

Source

  
pricfinder

### 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 |
|---------------------------------------|-----------|--------------|
| 14/122 MARIBYRNONG ROAD, MOONEE PONDS | \$450,000 | 17/08/2018   |
| S13/53 BUCKLEY STREET, MOONEE PONDS   | \$407,000 | 03/03/2018   |
| 2/84A MARIBYRNONG ROAD, MOONEE PONDS  | \$430,000 | 11/11/2017   |