



Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Maribyrnong Road,
MOONEE PONDS 3039

House

4 beds

1 baths

4 parking

Indicative selling price

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

Range \$2,750,000 - \$3,000,000

Median sale price

Median **House** for **MOONEE PONDS** for period **Aug 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$1,195,000

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 the most comparable to the property for sale.

17 Walker Street,
Moonee Ponds 3039

Price **\$2,410,000** Sold 22
January 2018

12 Bloomfield Road,
Ascot Vale 3032

Price **\$2,300,000** Sold 04
August 2017

9 Ardmillan Road,
Moonee Ponds 3039

Price **\$2,888,000** Sold 06
September 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Raine & Horne Ascot Vale

224 Union Road,
Ascot Vale VIC 3032

Contact agents



Tony Errichiello
Raine and Horne

03 9370 3333
040 7563 834

tony.errichiello@ascotvale.rh.com.au



George Errichiello
Raine and Horne

03 9370 3333
0425 853 145

george.errichiello@ascotvale.rh.com.au

Raine&Horne.