

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 Ardmillan Road, Moonee Ponds, VIC 3039

Indicative selling price

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

Price Range \$2,750,000 & \$2,950,000

Median sale price

Median price \$1,537,500 Property Type House Suburb Moonee Ponds (3039)

Period - From 01/11/2022 to 31/10/2023 Source Corelogic

Comparable property sales

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: 08/11/2023