

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/182 Pascoe Vale Road, MOONEE PONDS 3039

Unit

3 beds

2 baths

1 parking

### Indicative selling price

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

**Range \$800,000 - \$880,000**

### Median sale price

Median **Unit** for **MOONEE PONDS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$474,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**54 Salisbury Street,**  
Moonee Ponds 3039

Price **\$8,425,000** Sold 18  
June 2016

**1 Hudson Street,**  
Moonee Ponds 3039

Price **\$880,000** Sold 06  
October 2016

**1203/341 Ascot Vale Road,**  
Moonee Ponds 3039

Price **\$835,000** Sold 28  
October 2017

### 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.

### Contact agents



**Nazih Abbouchi**  
Ray White

(03) 9383 3555  
0408 588 680

[nazih.abbouchi@raywhite.com](mailto:nazih.abbouchi@raywhite.com)



**Josh Power**  
Ray White

045236 3133

[josh.power@raywhite.com](mailto:josh.power@raywhite.com)

**RayWhite.**