## 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

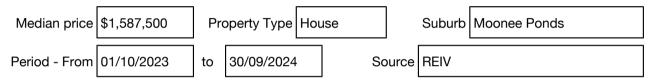
8A Scotia Street, Moonee Ponds Vic 3039

## Indicative selling price

	e		
For the meaning	of this price see	consumer.vic.gov.au/	underaultina
i or the meaning		consumer.vie.gov.au/	underquoting

Single price \$1,700,000

#### Median sale price



## 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 sixmonths 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	14 Hopetoun St MOONEE PONDS 3039	\$1,700,000	27/11/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

07/12/2024 14:32









**Property Type:** Agent Comments Indicative Selling Price \$1,700,000 Median House Price Year ending September 2024: \$1,587,500

# **Comparable Properties**



14 Hopetoun St MOONEE PONDS 3039 (REI)
Agent Comments

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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.

Land Size: 812 sqm approx

## Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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