

## 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

3/14 HUTCHESON STREET MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$308,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

6/35 HUTCHESON STREET MOONEE PONDS VIC 3039	\$273,000	18-Aug-23
23/51 BUCKLEY STREET MOONEE PONDS VIC 3039	\$305,000	01-Sep-23
1/35 HUTCHESON STREET MOONEE PONDS VIC 3039	\$310,000	18-Aug-23

OR

**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 6 months.~~

This Statement of Information was prepared on: 11 October 2023



**6/35 HUTCHESON STREET  
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price <sup>RS</sup> **\$273,000** <sup>UN</sup> Sold Date **18-Aug-23**

Distance **0.11km**



**23/51 BUCKLEY STREET MOONEE  
PONDS VIC 3039**

 1  1  1

Sold Price <sup>RS</sup> **\$305,000** Sold Date **01-Sep-23**

Distance **0.19km**



**1/35 HUTCHESON STREET  
MOONEE PONDS VIC 3039**

 1  1  1

Sold Price <sup>RS</sup> **\$310,000** <sup>UN</sup> Sold Date **18-Aug-23**

Distance **0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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