

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

104/9 SHUTER STREET MOONEE PONDS VIC 3039

Indicative selling price

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

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2022

to

31 Oct 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

303/10 SHUTER STREET MOONEE PONDS VIC 3039	\$417,000	18-Jul-23
9/21 MOORE STREET MOONEE PONDS VIC 3039	\$368,000	11-Sep-23
16/21 MOORE STREET MOONEE PONDS VIC 3039	\$420,000	29-May-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: 21 November 2023



**303/10 SHUTER STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

\$417,000

Sold Date

18-Jul-23

Distance

0.04km



**9/21 MOORE STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

\$368,000

Sold Date

11-Sep-23

Distance

0.04km



**16/21 MOORE STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

\$420,000

Sold Date

29-May-23

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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