

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

304/19 Hall 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

or range
between

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2020

to

31 Aug 2021

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

1509/51 Homer Street Moonee Ponds VIC 3039	\$445,000	10-Jul-21
204/10 Shuter Street Moonee Ponds VIC 3039	\$390,000	21-Jun-21
403/10 Shuter Street Moonee Ponds VIC 3039	\$420,000	24-Jun-21

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: 02 September 2021

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**1509/51 Homer Street Moonee
Ponds VIC 3039**

1 1 1

Sold Price

^{RS} **\$445,000**

Sold Date

10-Jul-21

Distance

0.17km



**204/10 Shuter Street Moonee
Ponds VIC 3039**

1 1 -

Sold Price

\$390,000

Sold Date

21-Jun-21

Distance

0.25km



**403/10 Shuter Street Moonee
Ponds VIC 3039**

1 1 1

Sold Price

\$420,000

Sold Date

24-Jun-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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