

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

1/4 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

or range
between

\$600,000

&

\$660,000

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

1905/40 HALL STREET MOONEE PONDS VIC 3039	\$645,000	11-Aug-23
111/40 HALL STREET MOONEE PONDS VIC 3039	\$615,000	21-Jul-23
2/115 WILSON STREET MOONEE PONDS VIC 3039	\$606,000	06-Jun-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: 22 October 2023



**1905/40 HALL STREET MOONEE
PONDS VIC 3039**

2 2 1

Sold Price

\$645,000

Sold Date

11-Aug-23

Distance

0.32km



**111/40 HALL STREET MOONEE
PONDS VIC 3039**

2 2 1

Sold Price

\$615,000

Sold Date

21-Jul-23

Distance

0.32km



**2/115 WILSON STREET MOONEE
PONDS VIC 3039**

2 1 1

Sold Price

\$606,000

Sold Date

06-Jun-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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