

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8/28 HOPETOUN STREET, MOONEE**

1 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$274,890**

Provided by: Andrew Pennisi, Pennisi Real Estate

## MEDIAN SALE PRICE



**MOONEE PONDS, VIC, 3039**

**Suburb Median Sale Price (Unit)**

**\$482,500**

01 April 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**23/51 BUCKLEY ST, MOONEE PONDS, VIC**

1 1 1

**Sale Price**

**\*\$286,000**

Sale Date: 25/07/2017

Distance from Property: 1.3km



**14/51 BUCKLEY ST, MOONEE PONDS, VIC**

1 1 1

**Sale Price**

**\$275,000**

Sale Date: 20/04/2017

Distance from Property: 1.3km



**5/14 HUTCHESON ST, MOONEE PONDS, VIC**

1 1 1

**Sale Price**

**\$285,000**

Sale Date: 12/03/2017

Distance from Property: 1.3km



This report has been compiled on 19/09/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8/28 HOPETOUN STREET, MOONEE PONDS, VIC 3039

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$274,890

Median sale price

Median price

\$482,500

House

Unit

X


Suburb

MOONEE PONDS

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
23/51 BUCKLEY ST, MOONEE PONDS, VIC 3039	*\$286,000	25/07/2017
14/51 BUCKLEY ST, MOONEE PONDS, VIC 3039	\$275,000	20/04/2017
5/14 HUTCHESON ST, MOONEE PONDS, VIC 3039	\$285,000	12/03/2017