

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 8/28 HOPETOUN STREET, MOONEE







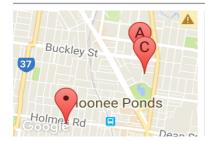
**Indicative Selling Price** 

For the meaning of this price see 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







Sale Price

\*\$286,000

Sale Date: 25/07/2017

Distance from Property: 1.3km





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







**Sale Price** 

\$275,000

Sale Date: 20/04/2017

Distance from Property: 1.3km





# 5/14 HUTCHESON ST, MOONEE PONDS, VIC







Sale Price

\$285,000

Sale Date: 12/03/2017

Distance from Property: 1.3km



## 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
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## Indicative selling price

For the meaning of this price see 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		pricefinder	

#### 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

