

## 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

8/14 HUTCHESON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,750

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Nov 2021

to

31 Oct 2022

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

8/156A NAPIER STREET ESSENDON VIC 3040	\$285,000	22-Aug-22
5/10 VIOLET STREET ESSENDON VIC 3040	\$335,000	07-Nov-22
6/18 SHAFTESBURY STREET ESSENDON VIC 3040	\$331,000	02-Nov-22

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 November 2022

**8/156A NAPIER STREET  
ESSENDON VIC 3040** 1  1  1

Sold Price

**\$285,000**Sold Date **22-Aug-22**

Distance

**1.39km****5/10 VIOLET STREET ESSENDON  
VIC 3040** 1  1  1

Sold Price

<sup>RS</sup> **\$335,000**Sold Date **07-Nov-22**

Distance

**1.07km****6/18 SHAFTESBURY STREET  
ESSENDON VIC 3040** 1  1  1

Sold Price

<sup>RS</sup> **\$331,000**Sold Date **02-Nov-22**

Distance

**0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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