

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

104/9 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

\$370,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Aug 2022

to

31 Jul 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

303/10 SHUTER STREET MOONEE PONDS VIC 3039	-	18-Jul-23
1412/40 HALL STREET MOONEE PONDS VIC 3039	\$405,000	29-Jun-23
4/992 MT ALEXANDER ROAD ESSENDON VIC 3040	\$385,000	10-Mar-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: 31 August 2023



**303/10 SHUTER STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

RS - UN

Sold Date

18-Jul-23

Distance

0.05km



**1412/40 HALL STREET MOONEE
PONDS VIC 3039**

1 1 1

Sold Price

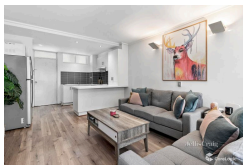
\$405,000

Sold Date

29-Jun-23

Distance

0.27km



**4/992 MT ALEXANDER ROAD
ESSENDON VIC 3040**

1 1 1

Sold Price

\$385,000

Sold Date

10-Mar-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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