

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 3/35 Hutcheson Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$270,000 & \$290,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Moonee Ponds

Period - From 28/02/2023 to 27/02/2024 Source REIV

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 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
1	9/99 Glass St ESSENDON 3040	\$305,000	14/02/2024
2	14/226 Maribyrnong Rd MOONEE PONDS 3039	\$300,000	08/02/2024
3	17/51 Buckley St MOONEE PONDS 3039	\$295,000	22/02/2024

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 six months.~~

This Statement of Information was prepared on: 28/02/2024 09:21



Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$270,000 - \$290,000
Median Unit Price
28/02/2023 - 27/02/2024: \$485,000

Comparable Properties



9/99 Glass St ESSENDON 3040 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment



14/226 Maribyrnong Rd MOONEE PONDS 3039 (REI) **Agent Comments**



Price: \$300,000
Method: Private Sale
Date: 08/02/2024
Property Type: Flat



17/51 Buckley St MOONEE PONDS 3039 (REI) **Agent Comments**



Price: \$295,000
Method: Private Sale
Date: 22/02/2024
Property Type: Unit

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