## 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	3/35 Hutcheson Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$270,000	&	\$290,000
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### Median sale price

Median price	\$485,000	Pro	perty Type Un	it		Suburb	Moonee Ponds
Period - From	28/02/2023	to	27/02/2024	So	ource	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

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 comparableproperties 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)



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

Property Type: Apartment

**Agent Comments** 

Agent Comments



14/226 Maribyrnong Rd MOONEE PONDS 3039 Agent Comments

(REI)





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



17/51 Buckley St MOONEE PONDS 3039 (REI)

Price: \$295.000 Method: Private Sale Date: 22/02/2024 Property Type: Unit

**Account** - McDonald Upton | P: 03 93759375 | F: 03 93792655





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