

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

9/8 EDDY 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

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

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

1705/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$424,000	27-Apr-23
1110/40 HALL STREET MOONEE PONDS VIC 3039	\$430,000	20-Mar-23
1412/40 HALL STREET MOONEE PONDS VIC 3039	\$405,000	29-Jun-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: 02 August 2023



**1705/15 EVERAGE STREET
 MOONEE PONDS VIC 3039**

 1  1  1

Sold Price ^{RS} **\$424,000** Sold Date **27-Apr-23**

Distance **0.08km**



**1110/40 HALL STREET MOONEE
 PONDS VIC 3039**

 1  1  1

Sold Price **\$430,000** Sold Date **20-Mar-23**

Distance **0.08km**



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

 1  1  1

Sold Price **\$405,000** Sold Date **29-Jun-23**

Distance **0.08km**

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

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