

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

3/6 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

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2024

to

31 May 2025

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

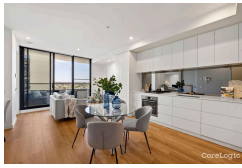
Date of sale

806/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$720,000	01-Feb-25
305/10 YOUNG STREET MOONEE PONDS VIC 3039	\$720,000	04-Feb-25
21/63 BUCKLEY STREET MOONEE PONDS VIC 3039	\$725,000	16-May-25

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: 17 June 2025



**806/333 ASCOT VALE ROAD
MOONEE PONDS VIC 3039**

 3
  2
  2

Sold Price

\$720,000

Sold Date

01-Feb-25

Distance

0.3km



**305/10 YOUNG STREET MOONEE
PONDS VIC 3039**

 2
  2
  1

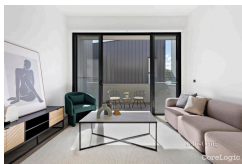
Sold Price

Sold Date

04-Feb-25

Distance

0.26km



**21/63 BUCKLEY STREET MOONEE
PONDS VIC 3039**

 2
  2
  1

Sold Price

^{RS} **\$725,000**

Sold Date

16-May-25

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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