

15A McNae Street, Moonee Ponds Vic 3039



4 Bed 2 Bath 2 Car

Property Type: Townhouse

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

17/12/2020 - 16/12/2021:

\$940,000

Comparable Properties



1/37 Bank Street, Ascot Vale 3032 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,475,000

Method: Sold Before Auction

Date: 23/06/2021

Property Type: Townhouse (Res)

Agent Comments: comparable location, inferior size inferior presentation and floor plan



11/1 Ardmillan Road, Moonee Ponds 3039 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,405,000

Method: Auction Sale

Date: 09/11/2021

Property Type: Townhouse (Res)

Agent Comments: superior location and address, inferior size and presentation



1A Silk Lane, Moonee Ponds 3039 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,305,000

Method: Private Sale

Date: 06/08/2021

Property Type: Townhouse (Single)

Land Size: 200 sqm approx

Agent Comments: Comparable location, comparable presentation, inferior size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

15A McNae Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$940,000

Townhouse

x

Suburb

Moonee Ponds

Period - From

17/12/2020

to

16/12/2021

Source

REIV

Comparable property sales

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
1/37 Bank Street, ASCOT VALE 3032	\$1,475,000	23/06/2021
11/1 Ardmillan Road, MOONEE PONDS 3039	\$1,405,000	09/11/2021
1a Silk Lane, MOONEE PONDS 3039	\$1,305,000	06/08/2021

This Statement of Information was prepared on:

17/12/2021 15:22