

3/34 Evans Street, Moonee Ponds Vic 3039



3 Bed 2 Bath 2 Car

Property Type: Townhouse

Indicative Selling Price

\$980,000 - \$1,000,000

Median House Price

17/01/2021 - 16/01/2022:

\$950,000

Comparable Properties



5/6 Walker Street, Moonee Ponds 3039 (REI)

3 Bed 3 Bath 2 Car

Price: \$1,030,000

Method: Private Sale

Date: 30/11/2021

Property Type: Townhouse(Single)

Agent Comments: Modern three level townhouse with roof terrace. Newer construction.



1/9 Cumming Street, Brunswick West 3055 (VG)

3 Bed 2 Bath 1 Car

Price: \$988,500

Method: Sale

Date: 14/10/2021

Property Type: Townhouse (Single)

Agent Comments: More dated than subject property, street frontage townhouse with single garage. Inferior location.



23 Bent Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$920,000

Method: Private Sale

Date: 27/11/2021

Property Type: Townhouse (Single)

Land Size: 107 sqm approx

Agent Comments: Modern street fronted townhouse. Side access to parking with no garage. Inferior property.

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

3/34 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$980,000 & \$1,000,000

Median sale price

Median price \$950,000 Townhouse Suburb Moonee Ponds

Period - From 17/01/2021 to 16/01/2022 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 |
|---|-------------|--------------|
| 5/6 Walker Street, MOONEE PONDS 3039 | \$1,030,000 | 30/11/2021 |
| 1/9 Cumming Street, BRUNSWICK WEST 3055 | \$988,500 | 14/10/2021 |
| 23 Bent Street, MOONEE PONDS 3039 | \$920,000 | 27/11/2021 |

This Statement of Information was prepared on:

17/01/2022 11:25