

2/124 Dean Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 2 Car
Property Type: Flat
Indicative Selling Price
 \$599,000
Median House Price
 September quarter 2020: \$652,125

Comparable Properties



3/7 Cohuna Street, Brunswick West 3055 (REI)
2 Bed 1 Bath 1 Car
Price: \$590,000
Method: Sold Before Auction
Date: 27/07/2020
Property Type: Apartment
Agent Comments: Inferior in size and location. This unit only has a car space with no garage



2/11 Halpin Street, Brunswick West 3055 (REI)
2 Bed 1 Bath 1 Car
Price: \$550,000
Method: Auction sale
Date: 14/11/2020
Property Type: Unit
Land Size: 74 sqm approx
Agent Comments: Superior renovation and has courtyard however was smaller, no separate study and no garage. Inferior location



2/10 Larnoo Avenue, Brunswick West 3055 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$550,000
Method: Private Sale
Date: 01/08/2020
Property Type: Unit
Agent Comments: Superior renovation, inferior size and inferior car parking options. Inferior location however it does have a courtyard

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

2/124 Dean Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$652,125

Unit

x

Suburb

Moonee Ponds

Period - From

01/07/2020

to

30/09/2020

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
3/7 Cohuna Street, BRUNSWICK WEST 3055	\$590,000	27/07/2020
2/11 Halpin Street, BRUNSWICK WEST 3055	\$550,000	14/11/2020
2/10 Larnoo Avenue BRUNSWICK WEST 3055	\$550,000	01/08/2020

This Statement of Information was prepared on:

26/11/2020 12:36