

9A Lawson Street, Moonee Ponds Vic 3039



5 Bed 3 Bath 2 Car

Property Type: House

Indicative Selling Price

\$1,700,000-\$1,800,000

Median House Price

Year ending June 2022: \$1,605,000

Comparable Properties



87 Primrose Street, Essendon 3040 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$1,841,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 462 sqm approx

Agent Comments: Large double storey brick home, located on a corner block.



62 Ngarveno Street, Moonee Ponds 3039 (REI)

4 Bed 2 Bath 1 Car

Price: \$1,800,000

Method: Auction Sale

Date: 02/07/2022

Property Type: House (Res)

Land Size: 565 sqm approx

Agent Comments: Mostly single level brick home on a corner block, ground level garage entry.



21 Vanberg Road, Essendon 3040 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,700,000

Method: Sold Before Auction

Date: 23/02/2022

Property Type: House (Res)

Agent Comments: Brick home located on a corner allotment, inferior condition.

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

9A Lawson Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,605,000

House

x

Suburb

Moonee Ponds

Period - From

01/07/2021

to

30/06/2022

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
87 Primrose Street, ESSENDON 3040	\$1,841,000	19/03/2022
62 Ngarveno Street, MOONEE PONDS 3039	\$1,800,000	02/07/2022
21 Vanberg Road, ESSENDON 3040	\$1,700,000	23/02/2022

This Statement of Information was prepared on:

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