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

	Propert	v offere	ed for sa	le
--	---------	----------	-----------	----

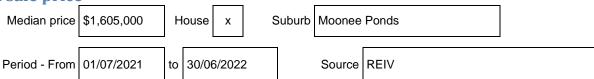
Address	
Including suburb or	9A Lawson Street, Moonee Ponds Vic 3039
locality and postcode	

Indicative selling price

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

&	\$1,800,000
	&

Median sale price



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: 20/07/2022 12:21

