

61 Bowen Street, Moonee Ponds Vic 3039



3 Bed 1 Bath – Car

Rooms: 6

Property Type: House

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2021:

\$1,505,000

Comparable Properties



26 Wilson Street, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,230,000

Method: Auction Sale

Date: 22/10/2021

Property Type: House

Agent Comments: Comparable size, comparable location
comparable presentation



57 Bloomfield Road, Ascot Vale 3032 (REI)

3 Bed 1 Bath - Car

Price: \$1,209,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Agent Comments: Comparable location, comparable size,
comparable presentation



8 Waratah Street, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,200,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: House (Res)

Land Size: 256 sqm approx

Agent Comments: Inferior location, Comparable size,
comparable presentation

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

61 Bowen Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,505,000 House x Suburb Moonee Ponds

Period - From 01/07/2021 to 30/09/2021 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
26 Wilson Street, MOONEE PONDS 3039	\$1,230,000	22/10/2021
57 Bloomfield Road, ASCOT VALE 3032	\$1,209,000	11/12/2021
8 Waratah Street, ASCOT VALE 3032	\$1,200,000	15/10/2021

This Statement of Information was prepared on:

23/12/2021 10:35