

## 1/51 Mcpherson Street, Moonee Ponds Vic 3039



**2 Bed 1 Bath 1 Car**

**Property Type:** Townhouse

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

Year ending June 2023: \$1,555,000

## Comparable Properties



**2/32 Waverley Street, Aberfeldie 3040 (REI/VG)**

**2 Bed 2 Bath 2 Car**

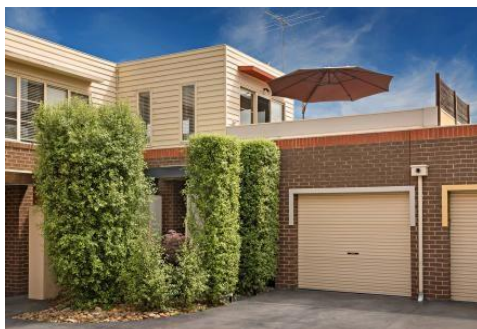
**Price:** \$900,000

**Method:** Sold Before Auction

**Date:** 23/06/2023

**Property Type:** Unit

**Agent Comments:** One of two units, superior condition with large laundry and natural lighting



**2/390 Moreland Road, Brunswick West 3055 (REI/VG)**

**2 Bed 1 Bath 2 Car**

**Price:** \$841,000

**Method:** Sold Before Auction

**Date:** 12/04/2023

**Property Type:** Townhouse (Res)

**Agent Comments:** Two story townhouse with European laundry. North facing terrace



**1/29 Wilson Street, Moonee Ponds 3039 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$835,000

**Method:** Private Sale

**Date:** 27/07/2023

**Property Type:** Villa

**Agent Comments:** Two bedroom unit with spotless central bathroom. Opening dining flowing through to living.

## 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

1/51 Mcpherson Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$1,555,000 House x Suburb Moonee Ponds

Period - From 01/07/2022 to 30/06/2023 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
2/32 Waverley Street, ABERFELDIE 3040	\$900,000	23/06/2023
2/390 Moreland Road, BRUNSWICK WEST 3055	\$841,000	12/04/2023
1/29 Wilson Street, MOONEE PONDS 3039	\$835,000	27/07/2023

This Statement of Information was prepared on:

18/09/2023 17:08