







Property Type: House (Res) Land Size: 782 approx **Agent Comments**

Indicative Selling Price \$2,100,000 - \$2,200,000 **Median House Price** March quarter 2017: \$1,432,500

Comparable Properties



99 Eglinton St MOONEE PONDS 3039 (REI)







Agent Comments

Dated interiors, smaller land size.

Price: \$1.950.000

Method: Sold After Auction

Date: 17/04/2017

Rooms: -

Property Type: House Land Size: 675 sqm

18 Lorraine St ESSENDON 3040 (REI)



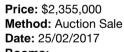






Agent Comments

Renovated and extended. Smaller land size.



Rooms: -

Property Type: House (Res) Land Size: 715 sqm









Price: \$1,900,000 Method: Auction Sale Date: 03/12/2016

Rooms: -

Property Type: House (Res) Land Size: 734 sqm

Agent Comments

Weatherboard home, less period appeal, smaller land size.

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	196 Pascoe Vale Road, Moonee Ponds Vic 3039
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,100,000	&	\$2,200,000

Median sale price

Median price	\$1,432,500	Н	ouse X	Su	burb	Moonee Ponds
Period - From	01/01/2017	to	31/03/2017	Source	REI\	′

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
99 Eglinton St MOONEE PONDS 3039	\$1,950,000	17/04/2017
18 Lorraine St ESSENDON 3040	\$2,355,000	25/02/2017
30 Robb St ESSENDON 3040	\$1,900,000	03/12/2016



