

196 Pascoe Vale Road, Moonee Ponds Vic 3039



 3  1  3

**Rooms:**  
**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)**

 4  2  1

**Price:** \$1,950,000  
**Method:** Sold After Auction  
**Date:** 17/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 675 sqm

**Agent Comments**

Dated interiors, smaller land size.



**18 Lorraine St ESSENDON 3040 (REI)**

 4  2  3

**Price:** \$2,355,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 715 sqm

**Agent Comments**

Renovated and extended. Smaller land size.



**30 Robb St ESSENDON 3040 (REI/VG)**

 4  1  2

**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.

## 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  
Including suburb and  
postcode

196 Pascoe Vale Road, Moonee Ponds Vic 3039

#### Indicative selling price

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

Range between

\$2,100,000

&

\$2,200,000

#### Median sale price

Median price

\$1,432,500

House

X

Suburb

Moonee Ponds

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### 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