

8/11 Evans Street, Moonee Ponds Vic 3039



3 Bed 2 Bath 1 Car
Rooms: 4
Property Type: Townhouse (Res)
Indicative Selling Price
 \$865,000 - \$900,000
Median House Price
 18/03/2021 – 17/03/2022:
 \$930,000

Comparable Properties



23 Bent Street, Moonee Ponds 3039 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$920,000
Method: Private Sale
Date: 27/11/2021
Property Type: Townhouse (Single)
Land Size: 107 sqm approx
Agent Comments: comparable location, superior size, superior floor plan with living area on ground floor leading to courtyard



55 Pattison Street, Moonee Ponds 3039 (REI/VG)
2 Bed 2 Bath 1 Car
Price: \$875,000
Method: Private Sale
Date: 03/11/2021
Property Type: Townhouse (Single)
Agent Comments: comparable size, comparable location, comparable presentation, single level property



6/338 Pascoe Vale Road, Essendon 3040 (REI/VG)
3 Bed 3 Bath 1 Car
Price: \$825,000
Method: Private Sale
Date: 18/11/2021
Property Type: Townhouse (Single)
Agent Comments: similar floor plan with living area on 1st floor. Comparable size inferior location being on a main road, comparable finishes.

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

8/11 Evans Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$865,000 & \$900,000

Median sale price

Median price \$930,000 Townhouse ☒ Suburb Moonee Ponds

Period - From 18/03/2021 to 17/03/2022 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
23 Bent Street, MOONEE PONDS 3039	\$920,000	27/11/2021
55 Pattison Street, MOONEE PONDS 3039	\$875,000	03/11/2021
6/338 Pascoe Vale Road, ESSENDON 3040	\$825,000	18/11/2021

This Statement of Information was prepared on:

06/05/2022