

## 8 McNae Street, Moonee Ponds Vic 3039



**2 Bed 1 Bath 1 Car**

**Property Type:** House (Res)

**Land Size:** 227m<sup>2</sup>

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending June 2017: \$1,300,000

### Comparable Properties



**64 Vine Street, Moonee Ponds 3039 (VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$1,005,500

**Method:** Sale

**Date:** 4/04/2017

**Property Type:** House (Res)

**Land Size:** 232m<sup>2</sup>

**Agent Comments:** Two bedroom with study. Brick single front with period detail in a nearby location.



**20 Huntly Street, Moonee Ponds 3039 (REI/VG)**

**2 Bed 1 Bath 2 Car**

**Price:** \$970,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Property Type:** House (Res)

**Land Size:** 270m<sup>2</sup>

**Agent Comments:** Updated single –front, detached, ROW with potential parking for 2 cars.



**53 Derby Street, Moonee Ponds 3039 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$951,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Property Type:** House (Res)

**Land Size:** 173m<sup>2</sup>

**Agent Comments:** Semi – detached weatherboard, large open plan living area and has been renovated.

## 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 McNae 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 \$900,000

&

\$990,000

#### Median sale price

Median price \$1,300,000

House ☒

Suburb  
or locality Moonee Ponds

Period - From 01/07/2017 to 30/06/2017

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
64 Vine Street, Moonee Ponds 3039	\$1,005,500	04/04/2017
20 Huntly Street, Moonee Ponds 3039	\$970,000	20/05/2017
53 Derby Street, Moonee Ponds 3039	\$951,000	15/07/2017