

**77 Vine Street, Moonee Ponds Vic 3039**



**3 Bed 1 Bath 1 Car**  
**Property Type:** House  
**Land Size:** 227 sqm approx  
**Indicative Selling Price**  
 \$1,170,000 - \$1,270,000  
**Median House Price**  
 18/09/2022 – 17/09/2023:  
 \$1,537,500

Comparable Properties



**46 Moonee Street, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath - Car**  
**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 180 sqm approx  
**Agent Comments:** superior presentation, inferior size , comparable location



**42 South Street, Ascot Vale 3032 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx  
**Agent Comments:** comparable size, comparable location, inferior presentation



**59 Francis Street, Ascot Vale 3032 (REI/VG)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,180,000  
**Method:** Sold Before Auction  
**Date:** 30/06/2023  
**Property Type:** House (Res)  
**Land Size:** 216 sqm approx  
**Agent Comments:** comparable location, superior size, inferior floor plan and 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

77 Vine 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 \$1,170,000 & \$1,270,000

#### Median sale price

Median price \$1,537,500 House x Suburb Moonee Ponds

Period - From 18/09/2022 to 17/09/2023 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
46 Moonee Street, ASCOT VALE 3032	\$1,270,000	06/05/2023
42 South Street, ASCOT VALE 3032	\$1,200,000	13/05/2023
59 Francis Street, ASCOT VALE 3032	\$1,180,000	30/06/2023

This Statement of Information was prepared on:

18/09/2023 11:34