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

	Pro	pertv	offered	for sal	le
--	-----	-------	---------	---------	----

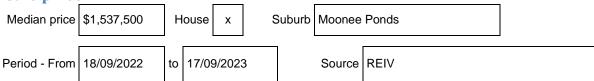
Address Including suburb or locality and postcode	77 Vine Street, Moonee Ponds Vic 3039
---	---------------------------------------

Indicative selling price

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

Range between	\$1,170,000	&	\$1,270,000
---------------	-------------	---	-------------

Median sale price



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

