

5/48 Scotia Street, Moonee Ponds Vic 3039



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$379,000

Median Unit Price

Year ending June 2018: \$561,000

Agent Comments: Ground floor apartment with internal laundry facilities in a block of only 16. Includes drive in courtyard/car park

Comparable Properties



8/8 Chaucer Street, Moonee Ponds 3039 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$404,000

Method: Auction Sale

Date: 05/05/2018

Property Type: Apartment

Agent Comments: Older style block, updated kitchen and bathroom with internal laundry facilities. Includes undercover balcony and off street parking



210/8 Burrowes Street, Ascot Vale 3032 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$398,000

Method: Private Sale

Date: 22/05/2018

Property Type: Unit

Agent Comments: Updated internally with balcony. Includes internal laundry facilities and off street parking



1/2 St Kinnord Street, Aberfeldie 3040 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$353,000

Method: Auction Sale

Date: 07/07/2018

Property Type: Apartment

Agent Comments: Similar ground floor apartment with drive in car park and courtyard. No internal laundry facilities

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

5/48 Scotia Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$561,000

Unit

X

Suburb

Moonee Ponds

Period - From

01/07/2017

to

30/06/2018

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
8/8 Chaucer Street, MOONEE PONDS 3039	\$404,000	05/05/2018
210/8 Burrowes Street, ASCOT VALE 3032	\$398,000	22/05/2018
1/2 St Kinnord Street, ABERFELDIE 3040	\$353,000	07/07/2018