

## 2/226 Maribyrnong Road, Moonee Ponds Vic 3039



**Bed 1 Bath 1 Car 1**

**Property Type:** Apartment

**Indicative Selling Price**

\$280,000

**Median Unit Price**

June quarter 2019: \$576,000

## Comparable Properties



**10/133 Park Street, Moonee Ponds 3039 (REI/VG)**

**Bed 1 Bath 1 Car 1**

**Price:** \$299,999

**Method:** Private Sale

**Date:** 02/08/2019

**Property Type:** Apartment

**Agent Comments:** Superior updated apartment in similar brick complex with off street parking.



**1/106 Ascot Vale Road, Flemington 3031 (VG)**

**Bed 1 Bath 1 Car 1**

**Price:** \$275,000

**Method:** Sale

**Date:** 13/08/2019

**Property Type:** Apartment

**Agent Comments:** Apartment with comparable accommodation in similar brick complex. Off street parking



**10/230 Ascot Vale Road, Ascot Vale (REI)**

**Bed 1 Bath 1 Car 1**

**Price:** \$269,000

**Method:** Private Sale

**Date:** 31/07/2019

**Property Type:** Apartment

**Agent Comments:** Apartment with comparable accommodation in similar brick complex. Off street parking

## 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

2/226 Maribyrnong Road, 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)

Single price

\$280,000

#### Median sale price

Median price

\$576,000

Unit

x

Suburb

Moonee Ponds

Period - From

01/04/2019

to

30/06/2019

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
10/133 Park Street, MOONEE PONDS 3039	\$299,999	02/08/2019
1/106 Ascot Vale Road, FLEMINGTON 3031	\$275,000	13/08/2019
10/230 Ascot Vale Road, ASCOT VALE 3032	\$269,000	31/07/2019

This Statement of Information was prepared on:

08/10/2019