

8B/40 Young Street, Moonee Ponds Vic 3039



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indication Selling Price

\$379,000

Median Unit Price

Year ending March 2017: \$515,000

Comparable Properties



409/533-535 Mt Alexander Road, Moonee Ponds 3039 (VG)

1 Beds 1 Bath 1 Car

Price: \$385,000

Method: Sale

Date: 9/12/2016

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Modern building and interior with a private balcony and bright spaces



2/57 Homer Street, Moonee Ponds 3039 (REI)

1 Bed 1 Bath 1 Car

Price: \$369,500

Method: Private Sale

Date: 23/05/2017

Property Type: Apartment

Agent Comments: Modern building with stylish interior and a private deck



8/57 Homer Street, Moonee Ponds 3039 (VG)

1 Beds 1 Bath 1 Car

Price: \$360,000

Method: Sale

Date: 9/03/2017

Property Type: Strata Unit/Flat

Agent Comments: Modern building and similar finish quality with a private balcony

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

8B/40 Young Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$515,000

unit

X

Suburb
or locality

Moonee Ponds

Period - From

01/04/2016

to

31/03/2017

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
409/533-535 Mt Alexander Road, Moonee Ponds 3039	\$385,000	09/12/2016
2/57 Homer Street, Moonee Ponds 3039	\$369,500	23/05/2017
8/57 Homer Street, Moonee Ponds 3039	\$360,000	09/03/2017