

16 Mcnae Street, Moonee Ponds Vic 3039



3 Bed 2 Bath 2 Car

Property Type: Townhouse (Single)

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

June quarter 2021: \$619,000

Comparable Properties



6/2 Lamb Street, Moonee Ponds 3039 (REI/VG)

3 Bed 3 Bath 2 Car

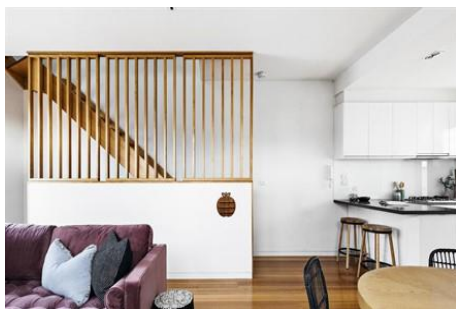
Price: \$963,000

Method: Auction Sale

Date: 03/07/2021

Property Type: Townhouse (Res)

Agent Comments: comparable location, smaller land size, inferior development



56 Dutton Lane, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$960,000

Method: Sold Before Auction

Date: 01/07/2021

Property Type: Townhouse (Res)

Land Size: 351 sqm approx

Agent Comments: comparable location, smaller land size, inferior development



1/193 Maribyrnong Road, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath - Car

Price: \$960,000

Method: Sale

Date: 17/05/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: inferior location, inferior development as it has owner's corporation, comparable size. However is built over three levels which is inferior in design

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

16 Mcnae Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$619,000 Unit x Suburb Moonee Ponds

Period - From 01/04/2021 to 30/06/2021 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 |
|---|-----------|--------------|
| 6/2 Lamb Street, MOONEE PONDS 3039 | \$963,000 | 03/07/2021 |
| 56 Dutton Lane, ASCOT VALE 3032 | \$960,000 | 01/07/2021 |
| 1/193 Maribyrnong Road, ASCOT VALE 3032 | \$960,000 | 17/05/2021 |

This Statement of Information was prepared on:

08/10/2021 12:16