

25 Athol Street, Moonee Ponds Vic 3039



Bed Bath Car
Property Type:
Indicative Selling Price
 \$1,530,000 - \$1,600,000
Median House Price
 December quarter 2020:
 \$1,342,500

Comparable Properties



53 Chaucer Street, Moonee Ponds 3039 (REI)
3 Bed 2 Bath 1 Car
Price: \$1,641,500
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Agent Comments: Superior presentation with updated kitchen and bathroom. Inferior land size and comparable location



5 Brunton Street, Ascot Vale 3032 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,450,000
Method: Auction Sale
Date: 14/11/2020
Property Type: House (Res)
Land Size: 486 sqm pprox
Agent Comments: Inferior land size. Inferior house size, comparable presentation internal and external. Inferior location.



50 Walter Street, Ascot Vale 3032 (REI)
4 Bed 2 Bath 2 Car
Price: \$1,410,000
Method: Private Sale
Date: 15/01/2021
Property Type: House
Land Size: 398 sqm approx
Agent Comments: Inferior location, inferior land size. superior presentation internal however the home was weatherboard and brick does bring a premium price.

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

25 Athol Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,530,000 & \$1,600,000

Median sale price

Median price \$1,342,500 House x Suburb Moonee Ponds

Period - From 01/10/2020 to 31/12/2020 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
53 Chaucer Street, MOONEE PONDS 3039	\$1,641,500	21/11/2020
5 Brunton Street, ASCOT VALE 3032	\$1,450,000	14/11/2020
50 Walter Street, ASCOT VALE 3032	\$1,410,000	15/01/2021

This Statement of Information was prepared on:

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