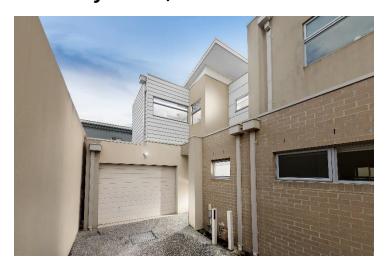
3/3 Fanny Street, Moonee Ponds Vic 3039



3 Bed 1 Bath 2 Car

Rooms: 5

Property Type: Townhouse

(Single)

Indicative Selling Price \$750,000 - \$800,000 Median House Price 10/03/2022 - 09/03/2023:

\$835,000

Comparable Properties



30 Gladstone Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$800,000 Method: Private Sale Date: 24/12/2022

Property Type: Townhouse (Single)

Land Size: 51 sqm approx

Agent Comments: Newer property Three levels No

backyard Comparable property



3 Silk Lane, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car Price: \$790,000 Method: Private Sale Date: 10/09/2022

Property Type: Townhouse (Res) **Land Size:** 195 sqm approx

Agent Comments: Older property Larger courtyard On

the train line Comparable property



2/9 Grandview Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$735,000 Method: Private Sale Date: 09/01/2023

Property Type: Townhouse (Single)

Agent Comments: Smaller property Only two bedrooms

Older property Inferior property

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

Pro	perty	offered	for	sale

Address	
Including suburb or	3/3 Fanny Street, Moonee Ponds Vic 3039
locality and postcode	

Indicative selling price

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

Range between	\$750,000	&	\$800,000

Median sale price

i saic price						
Median price	\$835,000	-	Townhouse x	Suburb Mo	ponee Ponds	
Period - From	10/03/2022	to	09/03/2023	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
30 Gladstone Street, MOONEE PONDS 3039	\$800,000	24/12/2022
3 Silk Lane, MOONEE PONDS 3039	\$790,000	10/09/2022
2/9 Grandview Street, MOONEE PONDS 3039	\$735,000	09/01/2023

This Statement of Information was prepared on: 10/03/2023 10:12

