

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*

Property offered for sale

Address
Including suburb or
locality and postcode

3/3 Fanny Street, Moonee Ponds Vic 3039

Indicative selling price

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

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

Median sale price

Median price \$835,000 Townhouse x Suburb Moonee 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