

19 Grandison Street, Moonee Ponds Vic 3039



3 Bed 1 Bath 2 Car
Rooms: 5
Property Type: House
Land Size: 276 sqm approx
Indicative Selling Price
 \$1,000,000 - \$1,080,000
Median House Price
 Year Ending December 2022:
 \$1,575,000

Comparable Properties



10 Grandison Street, Moonee Ponds 3039 (REI/VG)
3 Bed 1 Bath 2 Car
Price: \$1,170,000
Method: Sold Before Auction
Date: 18/01/2023
Property Type: House (Res)
Land Size: 298 sqm approx
Agent Comments: Comparable location, superior presentation and floor plan, Comparable size



10 Daisy Street, Essendon 3040 (REI)
3 Bed 1 Bath 2 Car
Price: \$1,150,000
Method: Auction Sale
Date: 17/02/2023
Property Type: House (Res)
Land Size: 302 sqm approx
Agent Comments: Superior location and larger land size.



53 Stuart Street, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,026,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 311 sqm approx
Agent Comments: Comparable location, larger land size, comparable presentation

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

19 Grandison Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000

Median sale price

Median price \$1,575,000 House x Suburb Moonee Ponds

Period - From 01/01/2022 to 31/12/2022 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
10 Grandison Street, MOONEE PONDS 3039	\$1,170,000	18/01/2023
10 Daisy Street, ESSENDON 3040	\$1,150,000	17/02/2023
53 Stuart Street, MOONEE PONDS 3039	\$1,026,000	04/03/2023

This Statement of Information was prepared on:

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