

## 4 Mantell Street, Moonee Ponds Vic 3039



### 4 Bed 1 Bath - Car

**Property Type:** House (Res)

Land Size: 778 sqm approx

### Indicative Selling Price

\$2,400,000 - \$2,500,000

### Median House Price

June quarter 2021: \$1,532,500

## Comparable Properties



### 41 Warrick Street, Ascot Vale 3032 (REI)

**4 Bed 2 Bath 1 Car**

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 29/06/2021

**Property Type:** House

**Agent Comments:** inferior location. This home was renovated approx 15 years ago and was a timber home with no side driveway. Superior presentation. Sold off market so price was not really tested in the market.



### 6 Roxburgh Street, Ascot Vale 3032 (REI)

**5 Bed 3 Bath 1 Car**

**Price:** \$2,450,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** House (Res)

**Agent Comments:** comparable internal presentation. Inferior location and inferior land size. Comparable street appeal.



### 28 St Kinnord Street, Aberfeldie 3040 (REI)

**4 Bed 2 Bath 3 Car**

**Price:** \$2,400,000

**Method:** Sold Before Auction

**Date:** 08/05/2021

**Property Type:** House (Res)

**Agent Comments:** Superior land size, inferior location. This was a weatherboard home. Similar presentation internal.

## 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

4 Mantell Street, Moonee Ponds Vic 3039

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,500,000

#### Median sale price

Median price \$1,532,500 House 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
41 Warrick Street, ASCOT VALE 3032	\$2,500,000	29/06/2021
6 Roxburgh Street, ASCOT VALE 3032	\$2,450,000	29/05/2021
28 St Kinnord Street ABERFELDIE 3040	\$2,400,000	08/05/2021

This Statement of Information was prepared on:

29/07/2021 12:06