

15/226 Maribyrnong Road, Moonee Ponds Vic 3039



1 Bed 1 Bath 1 Car

Property Type: Unit

Indicative Selling Price

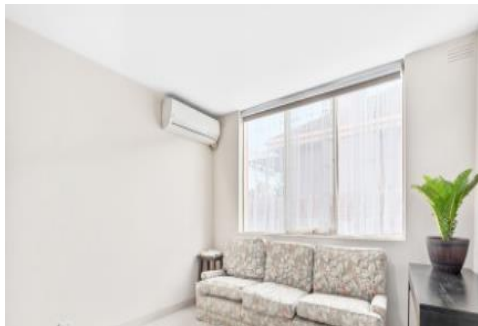
\$289,000

Median House Price

Year ending September 2022:

\$634,500

Comparable Properties



2/10 Anglers Way, Maribyrnong 3032 (REI)

1 Bed 1 Bath 1 Car

Price: \$295,000

Method: Auction Sale

Date: 17/08/2022

Property Type: Apartment

Agent Comments: Comparable accommodation, updated kitchen and bathroom.



4/93 St Leonards Road, Ascot Vale 3032 (VG)

1 Bed 1 Bath 1 Car

Price: \$270,000

Method: Sale

Date: 12/08/2022

Property Type: Strata Unit/Flat

Agent Comments: One bedroom apartment comparable accommodation, well located and original condition.



1/10 Anglers Way, Maribyrnong 3032 (REI)

1 Bed 1 Bath 1 Car

Price: \$268,000

Method: Auction Sale

Date: 14/09/2022

Property Type: Apartment

Agent Comments: Comparable accommodation, inferior condition.

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

15/226 Maribyrnong Road, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$634,500

Unit

x

Suburb

Moonee Ponds

Period - From

01/10/2021

to

30/09/2022

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
2/10 Anglers Way, MARIBYRNONG 3032	\$295,000	17/08/2022
4/93 St Leonards Road, ASCOT VALE 3032	\$270,000	12/08/2022
1/10 Anglers Way, MARIBYRNONG 3032	\$268,000	14/09/2022

This Statement of Information was prepared on:

12/12/2022