

## 11 Bruce Street, Moonee Ponds Vic 3039



**4 Bed 2 Bath 4 Car**  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 518 sqm approx  
**Indicative Selling Price**  
 \$1,700,000  
**Median House Price**  
 March quarter 2024: \$1,630,000

## Comparable Properties



**105 Holmes Road, Moonee Ponds 3039 (REI/VG)**  
**4 Bed 3 Bath 2 Car**  
**Price:** \$1,760,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx  
**Agent Comments:** Comprable finishes and presentation, inferior location, superior size



**46 Forrester Street, Essendon 3040 (REI)**  
**3 Bed 2 Bath 1 Car**  
**Price:** \$1,752,500  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 464 sqm approx  
**Agent Comments:** Comparable location, inferior size, superior presentation



**46 Mirams Street, Ascot Vale 3032 (REI)**  
**4 Bed 1 Bath 1 Car**  
**Price:** \$1,696,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2024  
**Property Type:** House (Res)  
**Agent Comments:** Comparable location, comparable presentation, inferior size

## 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

11 Bruce 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)

Single price

\$1,700,000

#### Median sale price

Median price

\$1,630,000

House

x

Suburb

Moonee Ponds

Period - From

01/01/2024

to

31/03/2024

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
105 Holmes Road, MOONEE PONDS 3039	\$1,760,000	24/02/2024
46 Forrester Street, ESSENDON 3040	\$1,752,500	02/03/2024
46 Mirams Street, ASCOT VALE 3032	\$1,696,000	03/04/2024

This Statement of Information was prepared on:

24/06/2024