

5 Normanby Street, Moonee Ponds Vic 3039



4 Bed 2 Bath 2 Car
Property Type: House
Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 03/10/2022-02/10/2023:
 \$1,525,000

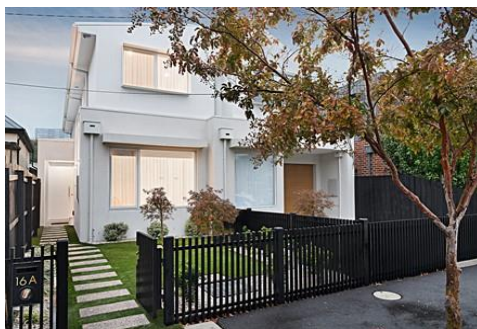
Comparable Properties



59 Charles Street, Ascot Vale 3032 (REI/VG)
4 Bed 3 Bath 3 Car
Price: \$1,646,000
Method: Private Sale
Date: 07/06/2023
Property Type: House (Res)
Land Size: 306 sqm approx
Agent Comments: Inferior location, superior finishes, new property. Inferior size



42 Taylor Street, Moonee Ponds 3039(REI)
3 Bed 2 Bath 1 Car
Price: \$1,577,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Agent Comments: Inferior size, superior location, comparable presentation



16a Mantell Street, Moonee Ponds 3039 (REI)
3 Bed 3 Bath 2 Car
Price: \$1,555,000
Method: Private Sale
Date: 09/07/2023
Property Type: House
Agent Comments: superior finishes being a newer property, inferior size, comparable location.

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

5 Normanby Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,525,500 House x Suburb Moonee Ponds

Period - From 03/10/2023 to 02/01/2023 Source Corelogic

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
59 Charles Street, ASCOT VALE 3032	\$1,646,000	07/06/2023
42 Taylor Street, MOONEE PONDS 3039	\$1,577,000	12/08/2023
16a Mantell Street, MOONEE PONDS 3039	\$1,555,000	09/07/2023

This Statement of Information was prepared on:

03/10/2023 15:47