

101/55 Homer Street, Moonee Ponds, VIC 3039



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$525,000

Median House Price

Year ending September 2024:

\$580,000

Comparable Properties



1704/51 Homer Street, Moonee Ponds 3039 (REI)

2 Bed 1 Bath 1 Car

Price: \$537,500

Method: Private Sale

Date: 11/09/2024

Property Type: Unit

Agent Comments: Comparable modern two bedroom accommodation.



9/82 Raleigh Street, Essendon 3040 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$545,000

Method: Private Sale

Date: 05/08/2024

Property Type: Apartment

Agent Comments: Comparable modern two bedroom accommodation.



207/333 Ascot Vale Road, Moonee Ponds 3039 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$550,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment

Agent Comments: Modern two bedroom apartment with two bathrooms

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

101/55 Homer Street, Moonee Ponds, VIC 3039

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$580,000	Unit	x	Suburb	Moonee Ponds
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Period - From

01/10/2023	to	30/09/2024
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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
1704/51 Homer Street, Moonee Ponds 3039	\$537,500	11/09/2024
9/82 Raleigh Street, Essendon 3040	\$545,000	05/08/2024
207/333 Ascot Vale Road, Moonee Ponds 3039	\$550,000	24/07/2024

This Statement of Information was prepared on:

10/12/2024
