woodards

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

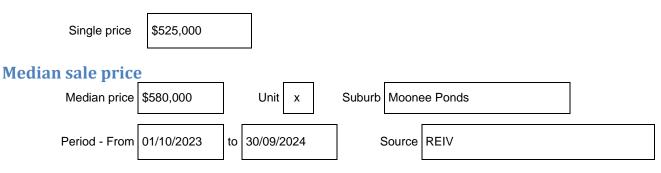
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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



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



This guide must not be taken as legal advice.