

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
 \$1,650,000 - \$1,750,000
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

Range between

\$1,650,000

&

\$1,750,000

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:

27/05/2024 09:17