Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11 Grandview Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $2,450,000 & $2,550,000

Median sale price

Median price $1,610,000 Property Type House Suburb Moonee Ponds

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	43 Daisy St ESSENDON 3040	$2,540,000	19/12/2023
2	4 Parry St MOONEE PONDS 3039	$2,530,000	24/11/2023
3	48 Steele St MOONEE PONDS 3039	$2,320,000	02/12/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/04/2024 14:24

11 Grandview Street, Moonee Ponds Vic 3039

John Morello
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4 2 4

Property Type: House

Agent Comments

Victorian Period Home on 759 sqms with large backyard with Studio.

Indicative Selling Price
$2,450,000 - $2,550,000
Median House Price
December quarter 2023: $1,610,000

Comparable Properties



43 Daisy St ESSENDON 3040 (REI/VG)

4 2 2

Price: $2,540,000
Method: Auction Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Much Smaller land, more modern fitout, extra bedroom



4 Parry St MOONEE PONDS 3039 (REI)

4 1 2

Price: $2,530,000
Method: Private Sale
Date: 24/11/2023
Property Type: House

Agent Comments

Slightly smaller land size , more modern interior and bigger back yard



48 Steele St MOONEE PONDS 3039 (REI/VG)

5 2 2

Price: $2,320,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

Smaller Land, more modern but in inferior location

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