

Elizabeth Brettell  
 M 0414743682  
 E lbrettell@bradteal.com.au

### UNIT Offered for Sale

1/14 Ardmillan Road Moonee Ponds VIC 3039

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$535,000

### Median Sale Price

\$465,000 Units in Moonee ponds between Sep 2016 - Aug 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**11/14 Ardmillan Road Moonee Ponds VIC 3039**

2 1 1

Sold Price **\$550,000** Sold Date **13-Jul-17**

Distance **-**



**5/74 Holmes Road Moonee Ponds VIC 3039**

2 1 1

Sold Price **\$561,000** Sold Date **23-Sep-17**

Distance **0.34km**



**3/22 Grandison Street Moonee Ponds VIC 3039**

2 1 1

Sold Price **\$450,000** Sold Date **02-Sep-17**

Distance **0.39km**

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