32 Darling Street, Moonee Ponds Vic 3039



3 Bed 1 Bath 1 Car

Rooms: 6

Property Type: House (Res) Land Size: 322 sqm approx Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

March quarter 2022: \$1,675,000

Comparable Properties



17 Unley Grove, Ascot Vale 3032 (REI/VG)

3 Bed 1 Bath 1 Car Price: \$1,220,000 Method: Auction Sale Date: 02/04/2022

Property Type: House (Res) **Land Size:** 245 sqm approx

Agent Comments: comparable condition, brick

construction can bring a slightly higher price, inferior land

size, comparable location



46 Darling Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car Price: \$1,220,000 Method: Auction Sale Date: 26/02/2022

Property Type: House (Res) **Land Size:** 299 sqm approx

Agent Comments: comparable location, comparable

presentation, comparable land size.



83 Athol Street, Moonee Ponds 3039 (VG)

2 Bed 1 Bath - Car Price: \$1,190,000 Method: Sale Date: 15/01/2022

Property Type: House (Res) **Land Size:** 272 sqm approx

Agent Comments: Comparable location, superior

presentation and finishes. 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

	Pro	pertv	offered	for	sale
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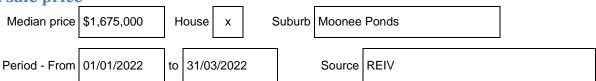
Address	
Including suburb or	32 Darling Street, Moonee Ponds Vic 3039
locality and postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price



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
17 Unley Grove, ASCOT VALE 3032	\$1,220,000	02/04/2022
46 Darling Street, MOONEE PONDS 3039	\$1,220,000	26/02/2022
83 Athol Street, MOONEE PONDS 3039	\$1,190,000	15/01/2022

This Statement of Information was prepared on: 12	2/07/2022 13:12
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