

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*

Property offered for sale

Address
Including suburb or
locality and postcode

32 Darling Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,675,000 House x Suburb Moonee Ponds

Period - From 01/01/2022 to 31/03/2022 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
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:

12/07/2022 13:12