

## 2 Huntly Street, Moonee Ponds Vic 3039



**3 Bed 2 Bath 1 Car**  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 252 sqm approx  
**Indicative Selling Price**  
 \$1,200,000  
**Median House Price**  
 March quarter 2022: \$1,675,000

## Comparable Properties



**10a Angler Parade, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 06/04/2022  
**Property Type:** Townhouse (Res)  
**Agent Comments:** Similar accommodation, superior Outdoor area.



**1/1 Violet Street, Essendon 3040 (VG)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,200,000  
**Method:** Sale  
**Date:** 13/04/2022  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Similar accommodation located within development.



**24 Burton Crescent, Ascot Vale 3032 (REI)**  
**3 Bed 2 Bath 2 Car**  
**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 04/05/2022  
**Property Type:** House  
**Agent Comments:** Similar accommodation, connected to the neighbouring property. Inferior location.

## 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

2 Huntly Street, Moonee Ponds Vic 3039

#### Indicative selling price

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

Single price

\$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
10a Angler Parade, ASCOT VALE 3032	\$1,250,000	06/04/2022
1/1 Violet Street, ESSENDON 3040	\$1,200,000	13/04/2022
24 Burton Crescent, ASCOT VALE 3032	\$1,200,000	04/05/2022

This Statement of Information was prepared on:

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