

28 Holberg Street, Moonee Ponds Vic 3039



3 Bed 1 Bath 1 Car
Property Type: Townhouse
Land Size: 155 sqm approx
Indicative Selling Price
 \$880,000 - \$920,000
Median House Price
 Year ending March 2023:
 \$1,550,000

Comparable Properties



2/156 Dean Street, Moonee Ponds 3039 (REI)
3 Bed 2 Bath 2 Car
Price: \$985,000
Method: Private Sale
Date: 08/03/2023
Property Type: House (Res)
Agent Comments: Single level semidetached residence. Superior accommodation with two bathrooms and double garage.



4/33 Sandown Road, Ascot Vale 3032 (REI)
3 Bed 2 Bath 2 Car
Price: \$930,000
Method: Private Sale
Date: 04/04/2023
Property Type: Townhouse (Single)
Agent Comments: Modern townhouse with first floor terrace. Master with ensuite bathroom.



6/37 Farnham Street, Flemington 3031 (REI)
3 Bed 1 Bath - Car
Price: \$900,000
Method: Sold Before Auction
Date: 19/04/2023
Property Type: Townhouse (Res)
Agent Comments: Fully renovated townhouse, garage converted to third bedroom

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

28 Holberg Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$1,550,000 House x Suburb Moonee Ponds

Period - From 01/04/2022 to 31/03/2023 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
2/156 Dean Street, MOONEE PONDS 3039	\$985,000	08/03/2023
4/33 Sandown Road, ASCOT VALE 3032	\$930,000	04/04/2023
6/37 Farnham Street, FLEMINGTON 3031	\$900,000	19/04/2023

This Statement of Information was prepared on:

17/08/2023