

## 11 Kipling Street, Moonee Ponds Vic 3039



**2 Bed 1 Bath 2 Car**  
**Rooms:** 5  
**Property Type:** House  
**Indicative Selling Price**  
 \$1,350,000  
**Median House Price**  
 Year ending March 2022:  
 \$1,597,250

## Comparable Properties



**23 Davies Street, Moonee Ponds 3039 (VG)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,370,000  
**Method:** Sale  
**Date:** 21/12/2021  
**Property Type:** House (Res)  
**Land Size:** 431 sqm approx  
**Agent Comments:** comparable size house, comparable presentation comparable location. One extra bedroom



**19 Sturt Street, Flemington 3031 (REI)**  
**3 Bed 1 Bath 1 Car**  
**Price:** \$1,319,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Agent Comments:** comparable size house, inferior land size, comparable location



**510 Victoria Street, Brunswick West 3055 (REI)**  
**3 Bed 1 Bath - Car**  
**Price:** \$1,290,500  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** House (Res)  
**Agent Comments:** inferior location, comparable presentation, inferior land 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

11 Kipling 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

\$1,350,000

#### Median sale price

Median price

\$1,597,250

House

x

Suburb

Moonee Ponds

Period - From

01/04/2021

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
23 Davies Street, MOONEE PONDS 3039	\$1,370,000	21/12/2021
19 Sturt Street, FLEMINGTON 3031	\$1,319,000	05/03/2022
510 Victoria Street, BRUNSWICK WEST 3055	\$1,290,500	09/04/2022

This Statement of Information was prepared on:

25/07/2022