

30 Bloom Street, Moonee Ponds Vic 3039



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

Land Size: 272 sqm approx

Indicative Selling Price

\$1,020,000 - \$1,100,000

Median House Price

25/02/2024 - 24/02/2025:

\$1,560,000

Comparable Properties



66 Maribyrnong Road, Moonee Ponds 3039 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,100,000

Method: Sold Before Auction

Date: 20/11/2024

Property Type: House (Res)

Land Size: 282 sqm approx

Agent Comments: Inferior location, superior presentation, extra bedroom and off street parking



20 Hudson Street, Moonee Ponds 3039 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$1,155,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House (Res)

Land Size: 286 sqm approx

Agent Comments: Superior location, comparable size, has off street parking, comparable presentation



2a Kendall Street, Essendon 3040 (REI)

3 Bed 1 Bath - Car

Price: \$1,050,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House (Res)

Agent Comments: Comparable location, superior size inferior presentation

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

30 Bloom Street, Moonee Ponds Vic 3039
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Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

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
66 Maribyrnong Road, MOONEE PONDS 3039	\$1,100,000	20/11/2024
20 Hudson Street, MOONEE PONDS 3039	\$1,155,000	16/11/2024
2a Kendall Street, ESSENDON 3040	\$1,050,000	29/10/2024

This Statement of Information was prepared on: