

10/24 Park Street, Moonee Ponds Vic 3039



2 Bed 1 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$650,000 - \$680,000
Median House Price
 Year ending March 2024: \$540,000

Comparable Properties



4/224 Pascoe Vale Road, Essendon 3040 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$720,000
Method: Private Sale
Date: 28/02/2024
Property Type: Townhouse (Res)
Agent Comments: Modern townhouse at the rear of a block, super-size and garaging.



33 Egginton Street, Brunswick West 3055 (REI)
2 Bed 1 Bath 1 Car
Price: \$652,000
Method: Private Sale
Date: 23/03/2024
Property Type: Townhouse (Single)
Agent Comments: Updated internally, older style block. Inferior location.



11/57 Buckley Street, Moonee Ponds 3039 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$652,000
Method: Private Sale
Date: 08/02/2024
Property Type: Townhouse (Single)
Agent Comments: Older style block, renovated internally. Single garage

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

10/24 Park Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$540,000 Unit x Suburb Moonee Ponds

Period - From 01/04/2023 to 31/03/2024 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
4/224 Pascoe Vale Road, ESSENDON 3040	\$720,000	28/02/2024
33 Egginton Street, BRUNSWICK WEST 3055	\$652,000	23/03/2024
11/57 Buckley Street, MOONEE PONDS 3039	\$652,000	08/02/2024

This Statement of Information was prepared on:

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