Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6c Huntly Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,561,500 Property Type House Suburb Moonee Ponds

Period - From 28/03/2021 to 27/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	33 St James St MOONEE PONDS 3039	$1,450,000	03/02/2022
2	162 Maribyrnong Rd MOONEE PONDS 3039	$1,420,000	29/09/2021
3	11/1 Ardmillan Rd MOONEE PONDS 3039	$1,405,000	09/11/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/03/2022 10:29

6c Huntly Street, Moonee Ponds Vic 3039



3 2 2

Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
28/03/2021 - 27/03/2022: $1,561,500

Comparable Properties



33 St James St MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,450,000
Method: Private Sale
Date: 03/02/2022
Property Type: House

Agent Comments



162 Maribyrnong Rd MOONEE PONDS 3039 (REI)

3 1 1

Price: $1,420,000
Method: Auction Sale
Date: 29/09/2021
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments



11/1 Ardmillan Rd MOONEE PONDS 3039 (REI)

3 2 2

Price: $1,405,000
Method: Auction Sale
Date: 09/11/2021
Property Type: Townhouse (Res)

Agent Comments

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