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

1015/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$410,000		&		\$450,000					
Median sale p	rice									
Median price	\$485,000	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	14/03/2023	to	13/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	814/40 Hall St MOONEE PONDS 3039	\$447,000	20/12/2023
2	1212/40 Hall St MOONEE PONDS 3039	\$445,000	15/12/2023
3	1703/40 Hall St MOONEE PONDS 3039	\$420,500	22/09/2023

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:

14/03/2024 10:01









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price 14/03/2023 - 13/03/2024: \$485,000

Comparable Properties



814/40 Hall St MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$447,000 Method: Private Sale Date: 20/12/2023 Property Type: Apartment



1212/40 Hall St MOONEE PONDS 3039 (REI/VG)

Price: \$445,000 Method: Private Sale Date: 15/12/2023 Property Type: Apartment

1703/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

Agent Comments



Price: \$420,500 Method: Private Sale Date: 22/09/2023 Rooms: 5 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



Property data

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