

## 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

1119/40 HALL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$389,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 1218/40 HALL STREET MOONEE PONDS VIC 3039 | \$410,000 | 05-Sep-23 |
| 1114/40 HALL STREET MOONEE PONDS VIC 3039 | \$420,000 | 14-Aug-23 |
| 1304/40 HALL STREET MOONEE PONDS VIC 3039 | \$420,000 | 10-Aug-23 |

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 6 months.

This Statement of Information was prepared on: 08 January 2024



**1218/40 HALL STREET MOONEE  
PONDS VIC 3039**

 1  1  1

Sold Price **\$410,000** Sold Date **05-Sep-23**

Distance **0km**



**1114/40 HALL STREET MOONEE  
PONDS VIC 3039**

 1  1  1

Sold Price **\$420,000** Sold Date **14-Aug-23**

Distance **0km**



**1304/40 HALL STREET MOONEE  
PONDS VIC 3039**

 1  1  1

Sold Price

Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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