

# 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

1601/40 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)

Range between \$550,000 & \$580,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/04/2022 to 31/03/2023 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	609/333 Ascot Vale Rd MOONEE PONDS 3039	\$590,000	13/03/2023
2	13/57 Homer St MOONEE PONDS 3039	\$570,000	25/05/2023
3	2/3 Young St MOONEE PONDS 3039	\$560,000	29/03/2023

**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:

28/06/2023 09:04



2 bedrooms, 1 bathroom, 1 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median Unit Price

Year ending March 2023: \$560,000

## Comparable Properties



609/333 Ascot Vale Rd MOONEE PONDS 3039 (REI/VG) Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$590,000

Method: Private Sale

Date: 13/03/2023

Property Type: Apartment



13/57 Homer St MOONEE PONDS 3039 (REI) Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$570,000

Method: Private Sale

Date: 25/05/2023

Rooms: 3

Property Type: Apartment



2/3 Young St MOONEE PONDS 3039 (REI/VG) Agent Comments

2 bedrooms, 1 bathroom, 1 car

Price: \$560,000

Method: Private Sale

Date: 29/03/2023

Rooms: 3

Property Type: Unit

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



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