

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

301/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$335,000 & \$365,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Moonee Ponds

Period - From 01/10/2020 to 30/09/2021 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	812/333 Ascot Vale Rd MOONEE PONDS 3039	\$370,000	27/10/2021
2	210/525 Mt Alexander Rd MOONEE PONDS 3039	\$350,000	13/10/2021
3	9/246 Buckley St ESSENDON 3040	\$350,000	16/07/2021

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:

08/11/2021 10:04



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$335,000 - \$365,000

Median Unit Price

Year ending September 2021: \$577,500

Comparable Properties



812/333 Ascot Vale Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 27/10/2021

Property Type: Apartment



210/525 Mt Alexander Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 13/10/2021

Rooms: 2

Property Type: Apartment



9/246 Buckley St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$350,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: Apartment