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 betweer	\$335,000		&		\$365,000					
Median sale pi	rice									
Median price	\$577,500	Pro	operty Type	Unit			Suburb	Moonee Ponds		
Period - From	01/10/2020	to	30/09/2021		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.

Ado	dress 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 Agent Comments (REI)



Price: \$370,000 Method: Private Sale Date: 27/10/2021 Property Type: Apartment

•**••**• 1

Price: \$350,000 **Method:** Private Sale **Date:** 13/10/2021 **Rooms:** 2

210/525 Mt Alexander Rd MOONEE PONDS

601 1

Agent Comments



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



Property Type: Apartment

Price: \$350,000 Method: Sold Before Auction Date: 16/07/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9489 5777 | F: 03 9489 5788



property data

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