

## 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

304/40 HALL STREET MOONEE PONDS VIC 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Jun 2022

to

31 May 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

214/7 ASPEN STREET MOONEE PONDS VIC 3039	\$550,000	12-May-23
701/7 ASPEN STREET MOONEE PONDS VIC 3039	\$572,000	17-Feb-23
701/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$572,000	17-Feb-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: 14 June 2023



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**214/7 ASPEN STREET MOONEE  
PONDS VIC 3039**

2 2 1

Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **12-May-23**

Distance **0km**

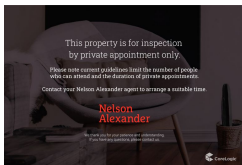


**701/7 ASPEN STREET MOONEE  
PONDS VIC 3039**

2 2 1

Sold Price **\$572,000** Sold Date **17-Feb-23**

Distance **0km**



**701/15 EVERAGE STREET MOONEE  
PONDS VIC 3039**

2 1 -

Sold Price Sold Date **17-Feb-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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