

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

708/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 May 2023

to

30 Apr 2024

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

705/40 HALL STREET MOONEE PONDS VIC 3039	\$650,100	10-May-24
807/40 HALL STREET MOONEE PONDS VIC 3039	\$630,000	17-Feb-24
821/40 HALL STREET MOONEE PONDS VIC 3039	\$625,500	05-Mar-24

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: 29 May 2024



705/40 HALL STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price

^{RS} \$650,100

Sold Date **10-May-24**

Distance **0km**



807/40 HALL STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price

\$630,000

Sold Date **17-Feb-24**

Distance **0km**



821/40 HALL STREET MOONEE PONDS VIC 3039

2 2 1

Sold Price

^{RS} \$625,500

Sold Date **05-Mar-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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