

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

809/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Moonee Ponds

Period - From

01/01/2021

to

31/12/2021

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	1605/40 Hall St MOONEE PONDS 3039	\$465,000	31/01/2022
2	1222/40 Hall St MOONEE PONDS 3039	\$450,000	25/01/2022
3	103/40 Hall St MOONEE PONDS 3039	\$445,000	15/10/2021

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:

01/04/2022 11:10



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$465,000
Median Unit Price
Year ending December 2021: \$617,500

Comparable Properties



1605/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

1 1 1

Price: \$465,000
Method: Private Sale
Date: 31/01/2022
Property Type: Apartment



1222/40 Hall St MOONEE PONDS 3039 (REI/VG)

Agent Comments

1 1 1

Price: \$450,000
Method: Private Sale
Date: 25/01/2022
Property Type: Apartment



103/40 Hall St MOONEE PONDS 3039 (VG)

Agent Comments

1 - -

Price: \$445,000
Method: Sale
Date: 15/10/2021
Property Type: Flat/Unit/Apartment (Res)