

# 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

1304/40 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)

Range between \$410,000

&

\$425,000

### Median sale price

Median price \$551,500

Property Type Unit

Suburb Moonee Ponds

Period - From 01/04/2023

to

30/06/2023

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	612/40 Hall St MOONEE PONDS 3039	\$418,000	12/04/2023
2	1215/40 Hall St MOONEE PONDS 3039	\$415,000	10/05/2023
3	1004/40 Hall St MOONEE PONDS 3039	\$410,000	17/03/2023

**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:

28/07/2023 12:26

1304/40 Hall Street, Moonee Ponds Vic 3039

**MRE**

Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



1 Bed 1 Bath 1 Car

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$425,000  
**Median Unit Price**  
June quarter 2023: \$551,500

## Comparable Properties



612/40 Hall St MOONEE PONDS 3039 (REI)

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$418,000  
**Method:** Private Sale  
**Date:** 12/04/2023  
**Property Type:** Apartment



1215/40 Hall St MOONEE PONDS 3039 (REI/VG)

**Agent Comments**

1 Bed 1 Bath 1 Car

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** Apartment



1004/40 Hall St MOONEE PONDS 3039 (REI/VG)

**Agent Comments**

1 Bed 1 Bath - Car

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Rooms:** 2  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.