## 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	1304/40 Hall Street, Moonee Ponds Vic 3039
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$410,000 & \$425,000	Range between	\$410,000	&	\$425,000
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### Median sale price

Median price	\$551,500	Pro	perty 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

Add	dress 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 comparableproperties 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





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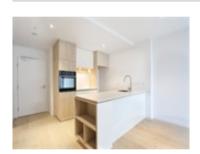
> Indicative Selling Price \$410,000 - \$425,000 Median Unit Price June quarter 2023: \$551,500





Property Type: Apartment
Agent Comments

# Comparable Properties



612/40 Hall St MOONEE PONDS 3039 (REI)

Price: \$418,000 Method: Private Sale Date: 12/04/2023

Property Type: Apartment

**Agent Comments** 



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

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

Property Type: Apartment

**Agent Comments** 



1004/40 Hall St MOONEE PONDS 3039

(REI/VG)

Price: \$410,000 Method: Private Sale Date: 17/03/2023

Rooms: 2

Property Type: Apartment

Agent Comments

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



