

817/40 Hall Street, Moonee Ponds Vic 3039



1 Bed 1 Bath - Car

Property Type: Apartment

Indicative Selling Price

\$310,000-\$325,000

Median House Price

Year ending March 2022: \$620,000

Comparable Properties



617/40 Hall Street, Moonee Ponds 3039 (REI)

1 Bed 1 Bath - Car

Price: \$360,000

Method: Private Sale

Date: 04/03/2022

Rooms: 3

Property Type: Apartment

Agent Comments: One bedroom apartment located in the same building. Comparable accommodation.



301/40 Hall Street, Moonee Ponds 3039 (VG)

1 Bed 1 Bath - Car

Price: \$350,000

Method: Sale

Date: 02/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: One bedroom apartment located in the same building. Comparable accommodation.



2 Market Lane, Moonee Ponds 3039 (REI)

1 Bed 1 Bath - Car

Price: \$315,000

Method: Private Sale

Date: 19/04/2022

Property Type: Apartment

Agent Comments: One bedroom apartment in a neighbouring building, also without a car space. Inferior outlook.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

817/40 Hall Street, Moonee Ponds Vic 3039

Indicative selling price

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

Range between \$310,000 & \$325,000

Median sale price

Median price \$620,000 Unit x Suburb Moonee Ponds

Period - From 01/04/2021 to 31/03/2022 Source REIV

Comparable property sales

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
617/40 Hall Street, MOONEE PONDS 3039	\$360,000	04/03/2022
301/40 Hall Street, MOONEE PONDS 3039	\$350,000	02/02/2022
2 Market Lane, MOONEE PONDS 3039	\$315,000	19/04/2022

This Statement of Information was prepared on:

06/07/2022