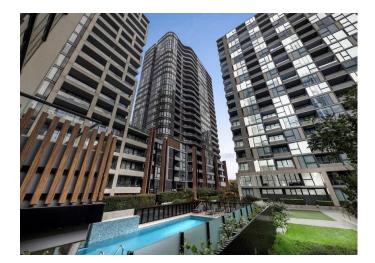
817/40 Hall Street, Moonee Ponds Vic 3039



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
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Median sale price

Median price	\$620,000		Unit x	<	Suburb	Moone	ee Ponds	
Period - From	01/04/2021	to	31/03/202	22	S	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
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