

# 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 705/40 Hall Street, Moonee Ponds Vic 3039

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$660,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Moonee Ponds

Period - From 01/05/2023 to 30/04/2024 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	502/29 Russell St ESSENDON 3040	\$640,000	09/11/2023
2	907/40 Hall St MOONEE PONDS 3039	\$635,000	05/04/2024
3	1701/51 Homer St MOONEE PONDS 3039	\$635,000	21/11/2023

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: 01/05/2024 09:20



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$660,000  
**Median Unit Price**  
01/05/2023 - 30/04/2024: \$550,000

## Comparable Properties



502/29 Russell St ESSENDON 3040 (REI/VG)

Agent Comments

2 2 1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 09/11/2023  
**Property Type:** Apartment



907/40 Hall St MOONEE PONDS 3039 (REI)

Agent Comments

2 2 1

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 05/04/2024  
**Property Type:** Apartment



1701/51 Homer St MOONEE PONDS 3039 (REI/VG)

Agent Comments

2 2 1

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** Apartment

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