

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

1608/40 HALL STREET MOONEE PONDS VIC 3039

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Moonee Ponds

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

821/40 HALL STREET MOONEE PONDS VIC 3039	\$625,500	05-Mar-24
903/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$620,000	22-Apr-24
709/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039	\$615,000	01-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 25 September 2024



821/40 HALL STREET MOONEE PONDS VIC 3039

 2  2  1

Sold Price

\$625,500

Sold Date **05-Mar-24**

Distance

0km



903/341 ASCOT VALE ROAD MOONEE PONDS VIC 3039

 2  2  1

Sold Price

\$620,000

Sold Date **22-Apr-24**

Distance

0.43km



709/333 ASCOT VALE ROAD MOONEE PONDS VIC 3039

 2  2  1

Sold Price

\$615,000

Sold Date **01-Jun-24**

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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